

12361 DOHERTY STREET | RIVERSIDE, CA 92503

INDUSTRIAL BUILDING FOR SALE

WAREHOUSE/MANUFACTURING FACILITY WITH  
91 FWY VISIBILITY AND FENCED YARD



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates Commercial Real Estate  
Services, Inc.- Riverside  
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# PROPERTY FEATURES

AVAILABLE SF: ±7,555 SF

OFFICE SF: ±1,390 SF with 3 Restrooms

PROPERTY TYPE : Industrial Building

ZONING: M1 (Light Industrial)

GL DOORS: 2 (10x12 & 12x12)

CEILING HEIGHT : 14' - 16' (Verify)

PARKING RATIO: 2:1

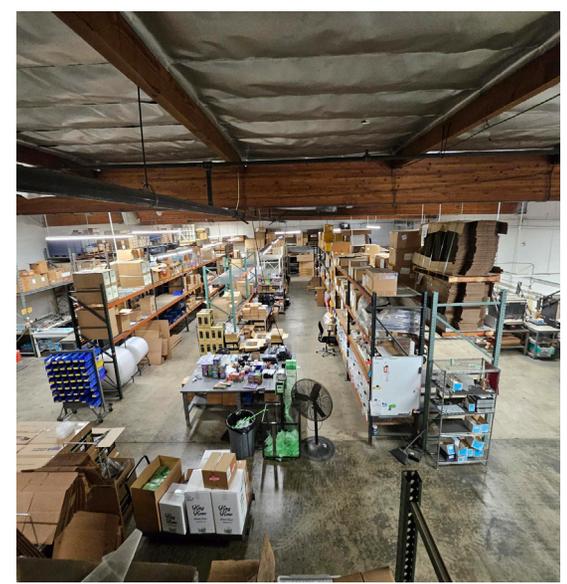
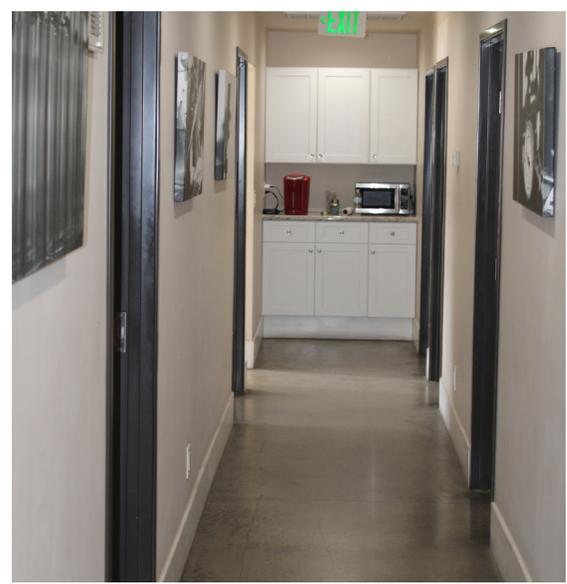
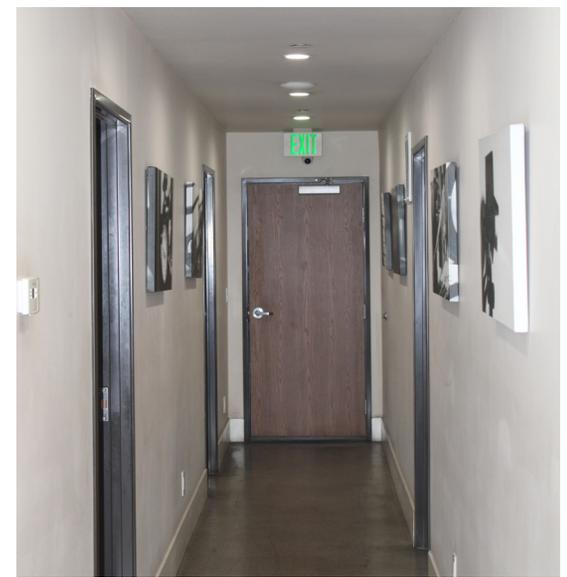
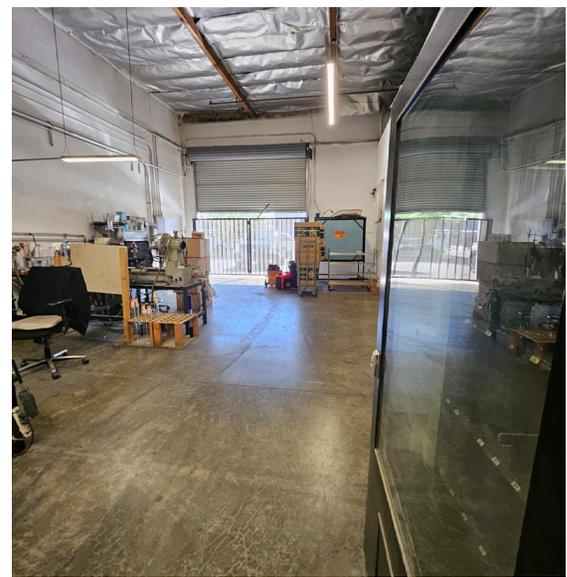
POWER: 200 Amps; 120/208 Volts (Verify)

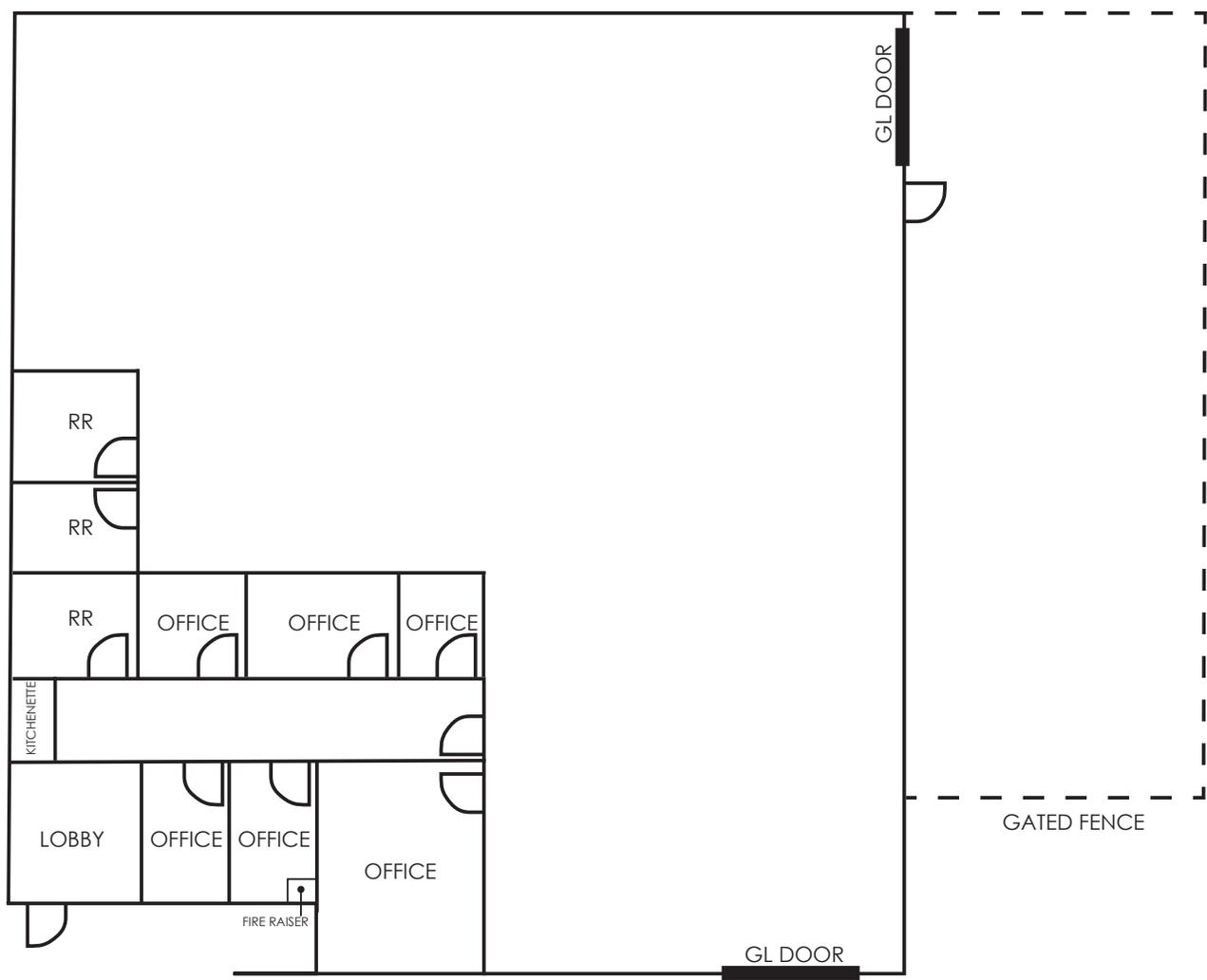
YARD: Fenced

FIRE SPRINKLER SYSTEM: Yes

COMMENTS: 91 Freeway Frontage  
Mezzanine Storage not included in square footage  
Easy Freeway

**SALE PRICE: \$2,530,925 (\$335.00 PSF)**

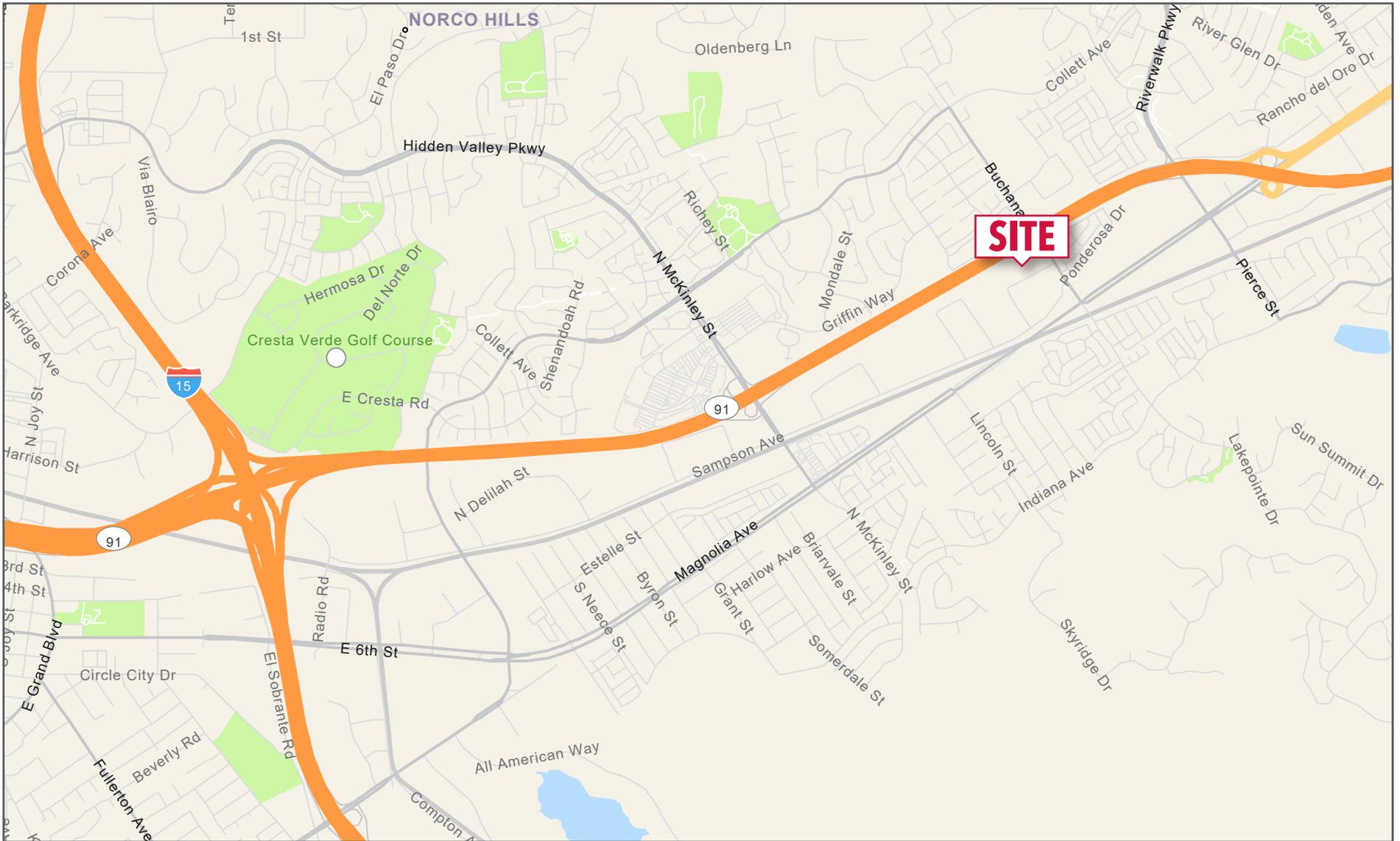




NOT TO SCALE



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