



COLUMBIA AVE

TECHNOLOGY CT

RESEARCH PARK DR

CAGE CANAL

FOR SALE +1.44 ACRES INDUSTRIAL LAND

1301 RESEARCH PARK DRIVE | RIVERSIDE, CA 92507

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates Commercial Real Estate
Services, Inc. - Riverside
Corporate DRE #01048055
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Riverside, CA 92505

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FEATURES



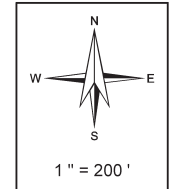
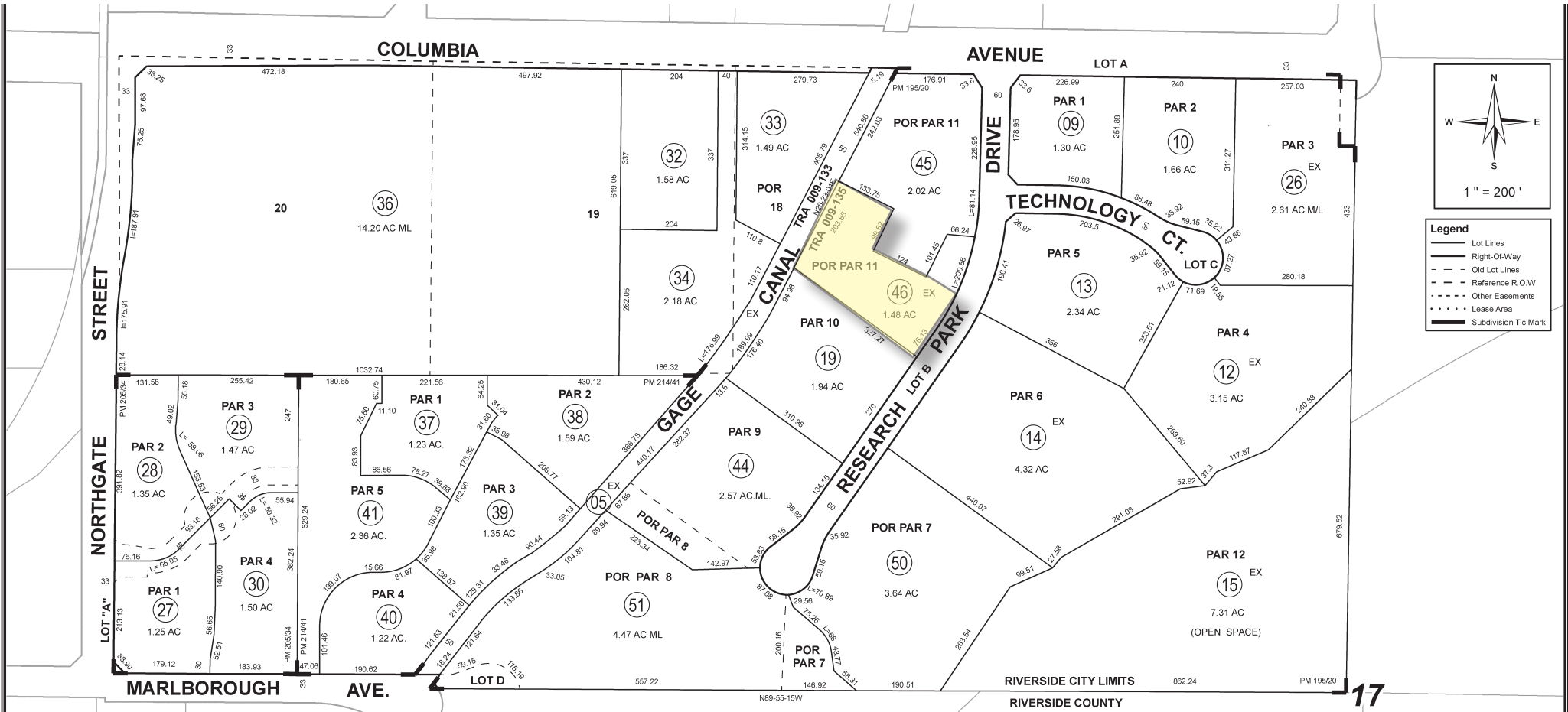
- ±1.44 ACres “L” Shaped Raw Land
- APN 257-030-059
- Business/Manufacturing Park Zoning (“BMP”)
- Hunter Park Location Near 91, 215, 60 & 10 Freeways





±1.44 ACRES OF INDUSTRIAL LAND

1301 Research Park Drive, Riverside, CA 92507



Legend

- Lot Lines
- Right-Of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- - - Other Easements
- • • Lease Area
- Subdivision Tic Mark



Bk 249 Pg 06	Pg 02	
Bk 249 Pg 07	Pg 03	Pg 04

Map Reference *
 MB 6/44 SB, EAST RIVERSIDE LAND CO.
 PM 195/20 - 33, PARCEL MAP NO. 29161

Date*	Old Number*	NewNumber*
2/2/2000	6	9-20
9/12/2001	1-4	21-24,ST
5/1/2002	ADD-ASSMNT.	25
5/1/2002		11,25
11/6/2003	8	27-30
4/13/2004	21-24	31
4/13/2004		32-35
12/30/2005	35	36,ST
1/26/2006	7	37-41
8/9/2007	17	42-43
8/9/2007	18,43	44
4/6/2017	20	45-46

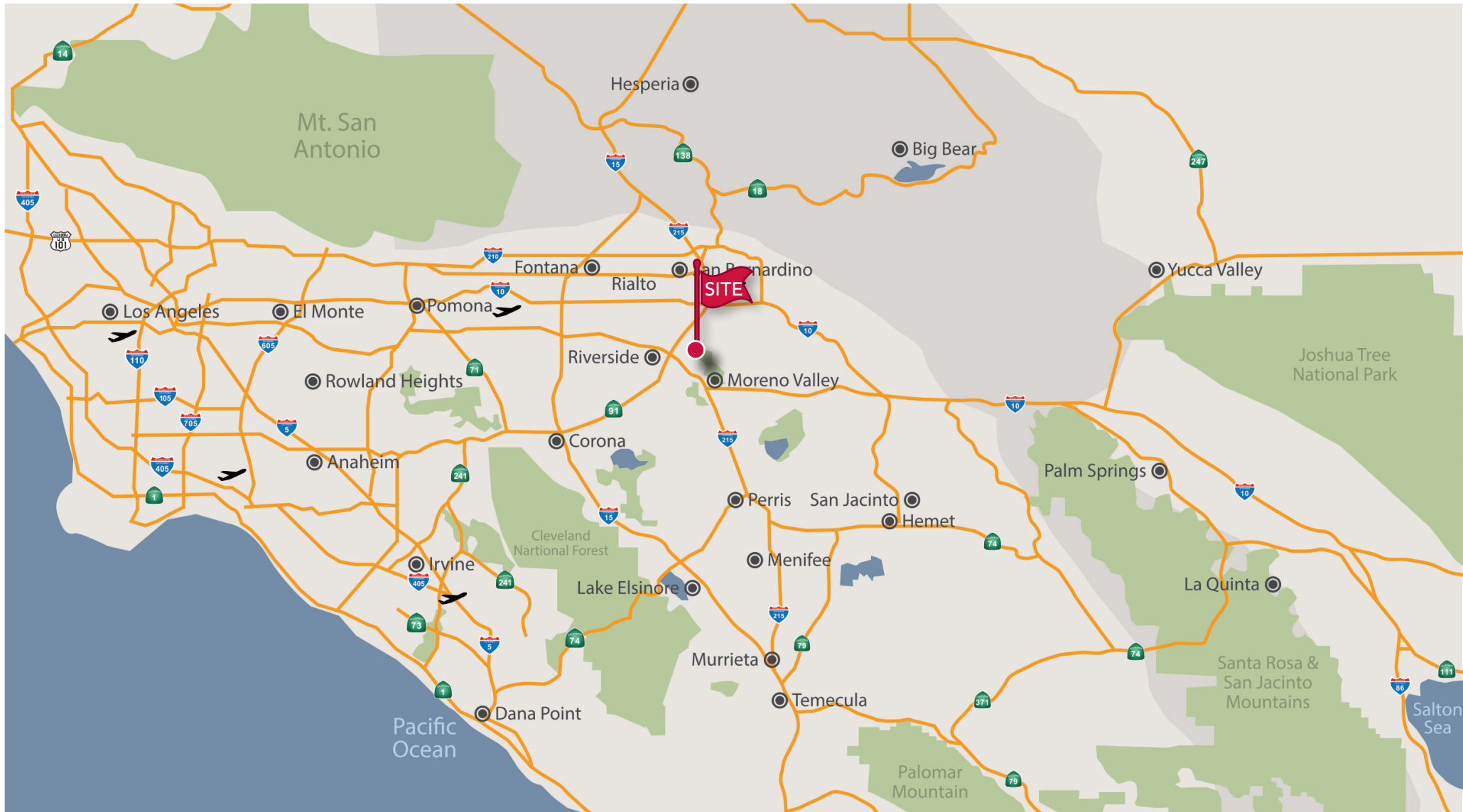
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Contact Broker: Toby Tewell | Vice President | 951.276.3662 | DRE #01822772

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