

1405 SPRUCE ST

RIVERSIDE, CA 92507

FOR SALE ±3,486 SF
SUITE G | OFFICE CONDO

POTENTIAL FLEX/INDUSTRIAL CONVERSION POSSIBLE
WITH CONCRETE OPENING FOR ROLL-UP DOOR



SUITE G AVAILABLE

I.B.E.W.L.U. #47

IBEW L.U. #440



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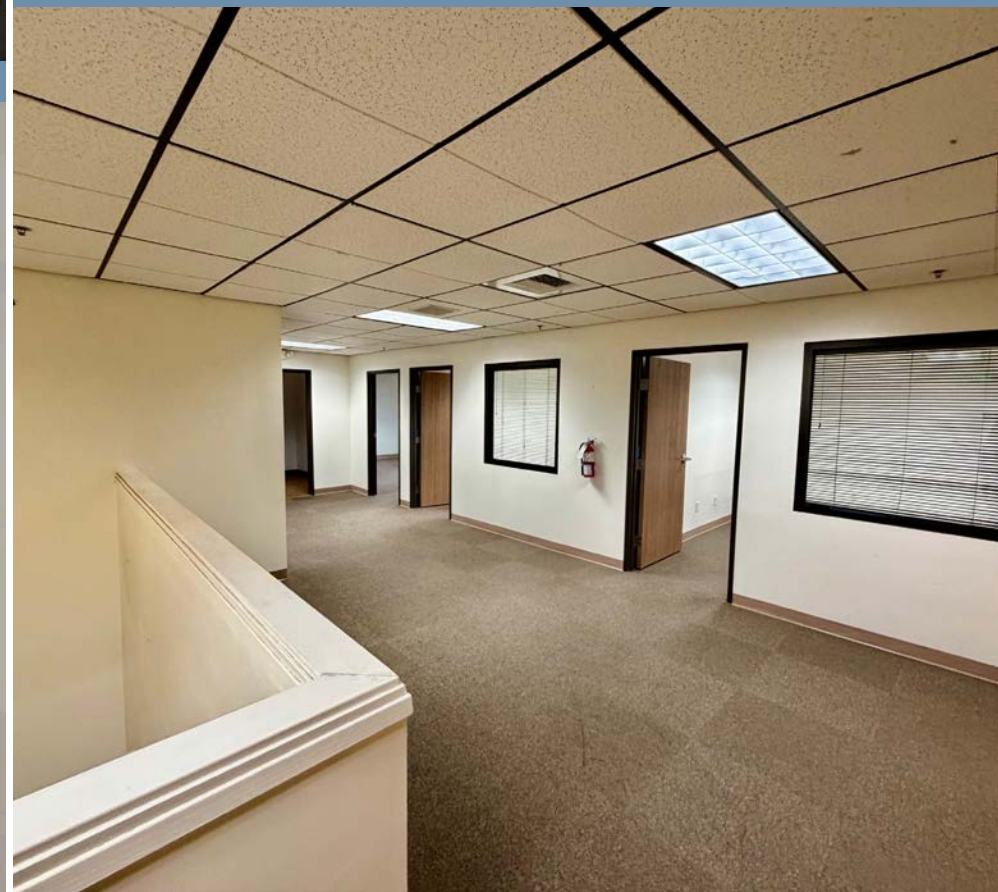
BUILDING INFORMATION

SALE PRICE	\$1,100,000 (\$315 PSF)
CONDO SF	±3,486 SF (Suite G)
VACANT	Yes
YEAR BUILT	1989
STORIES	Ground Floor Office with Mezzanine Office
PARKING	2.5 per 1,000 square feet
RESTROOMS	2
MISC ROOMS	Reception Area, Open Work Area, Kitchen/ Breakroom, 3 Private Offices (Downstairs), 4 Private Offices Upstairs
ZONING	Business Manufacturing Park "BMP" (City of Riverside), Buyer to Independently Verify
APN	249-111-034
COMMENTS	Perfect Owner-User Condo in Crossroads Technology Park, Professionally Managed Association for Ease of Ownership, Potential Flex/Industrial Conversion with Concrete Opening for Roll-Up Door

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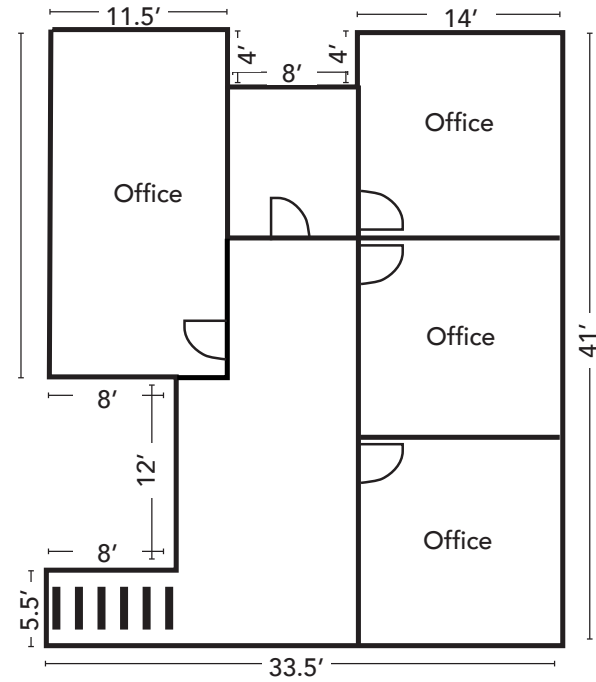
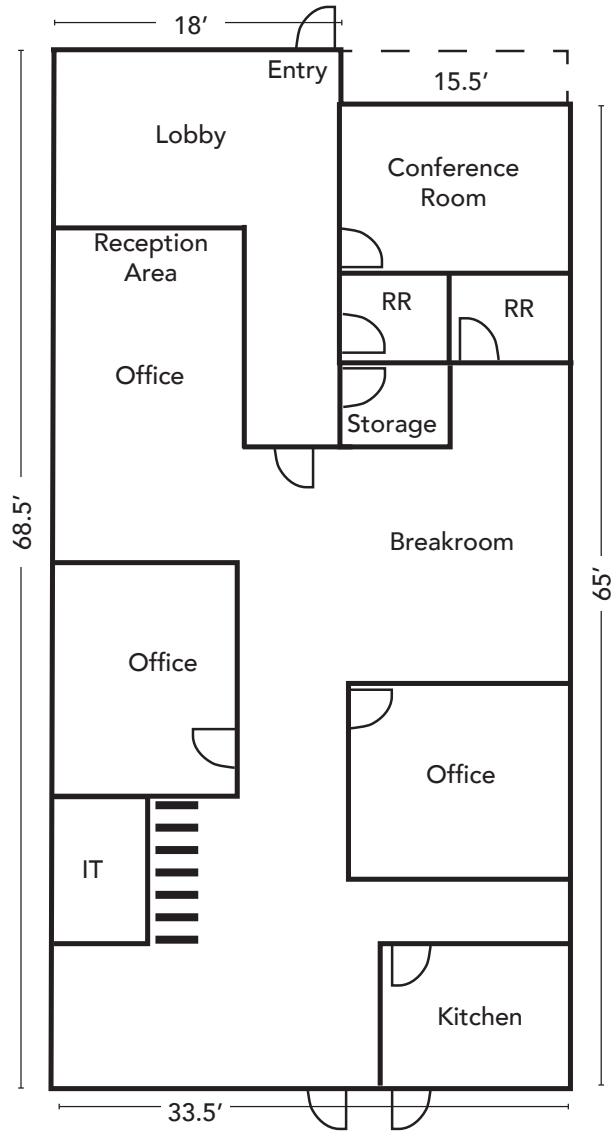


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FLOOR PLAN



NOT TO SCALE

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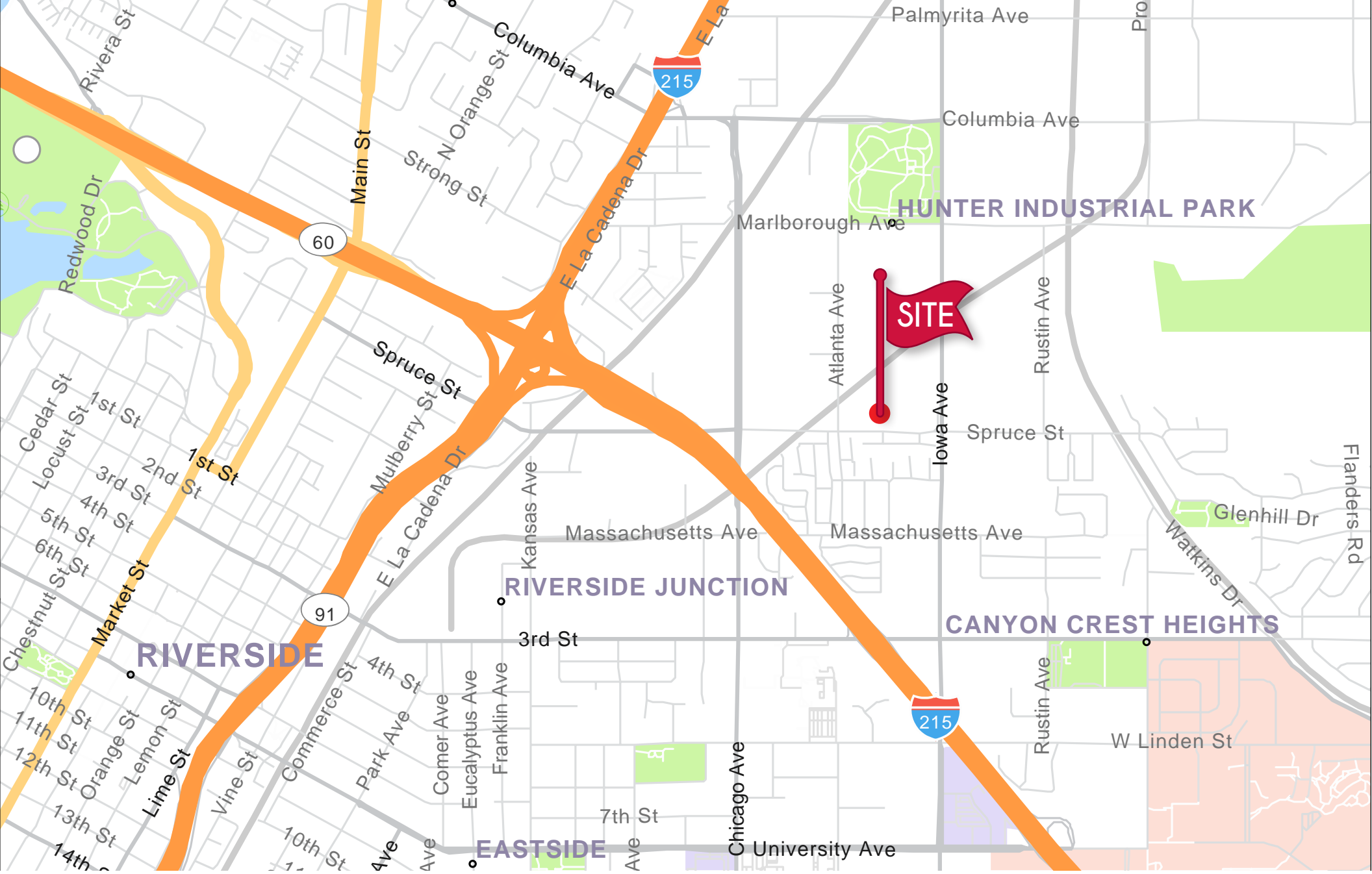
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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

AERIAL





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