FOR SALE

1NDUSTRIAL BUILDING WITH LARGE YARD AREA 7633 CYPRESS AVE. | RIVERSIDE | CA

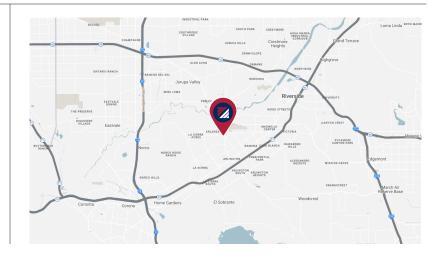
PROPERTY HIGHLIGHTS:

- ±20,606 SF Industrial Building on ±1.60 Acre Parcel
- Four (4) Ground Level Doors
- 16' Clear Height
- Power: 1,000 a | 240 v | 3 PH | 4w
- Sale Price: \$4,700,000.00
- Tenant occupying 5,000 SF of the building \$6,500/mo until June 2026. See below.

FOR MORE INFORMATION, PLEASE CONTACT:

JOHN HASTINGS

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HAROLD AVE

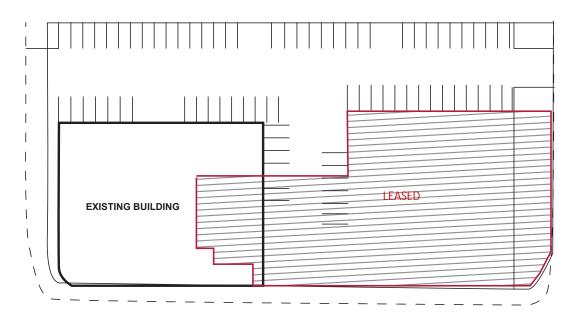
NOAH SAMARIN EXECUTIVE VICE PRESIDENT P: 714-812-1289 nsamarin@daumcommercial.com CA DRE#: 01755814



D/AQ Corp. #01129558. Maps Courtesy @Google & @Microsoft. Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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SITE PLAN AND PHOTOS



*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.



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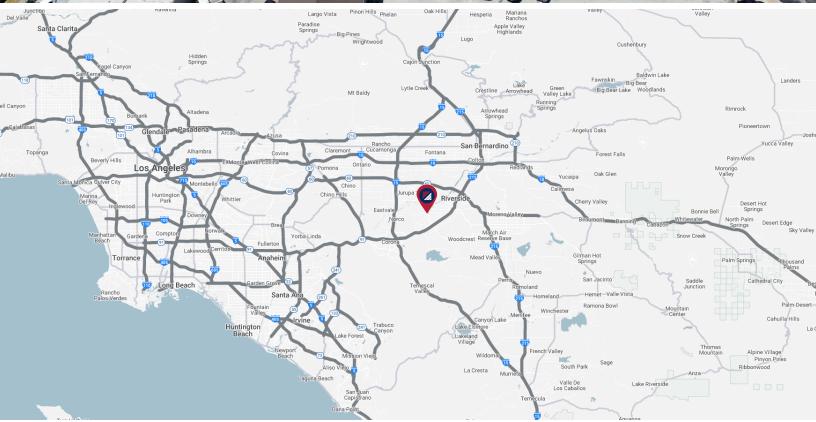
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