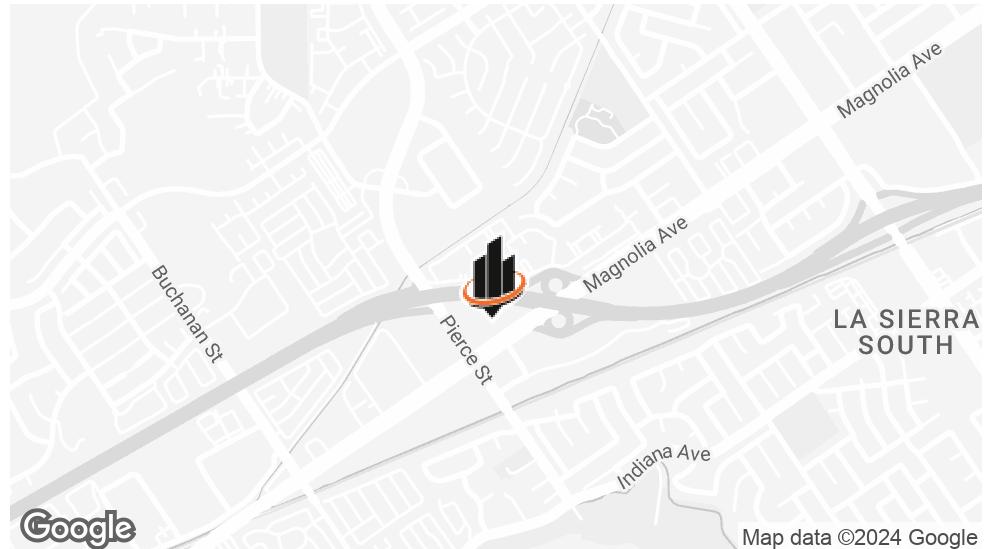


# PROPERTY SUMMARY



Map data ©2024 Google

## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$3,500.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	23,065 SF
<b>AVAILABLE SF:</b>	1,700 SF
<b>LOT SIZE:</b>	75,359 SF

## PROPERTY OVERVIEW

Introducing a prime lease opportunity at 11881-11883 Magnolia, Riverside, CA, 92503. Boasting a spacious 1,700 sq. ft., this property offers an ideal setup for Automotive Repair Use, complete with a designated office area and restrooms. Its strategic location near the on/off ramp of the 91 freeway ensures convenient accessibility for clients and customers. This versatile space is thoughtfully designed to accommodate the needs of automotive-related businesses, providing the perfect platform for growth and success. With its functional layout and strategic positioning, this property presents an enticing prospect for tenants seeking a well-equipped, high-visibility space in a prime location.

## PROPERTY HIGHLIGHTS

- Ideal for Automotive Repair Use
- Spacious 1,700 Sq. Ft. layout
- Close proximity to on/off ramp of 91 freeway

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