

±9,600 SF BUILDING ON ±2.82 ACRES OF INDUSTRIAL LAND FOR SALE OR FOR LEASE

909 CENTER ST., RIVERSIDE, CA












Voit
REAL ESTATE SERVICES

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SPECIFICATIONS

	Address	909 Center St., Riverside, CA
	Land	±2.82 AC (±122,839 SF)
	Building	<ul style="list-style-type: none"> • Building 1: ±9,600 with ±1,440 Canopy SF • Building 2: ±1,645 SF
	Clear Height	9' - 11'6" (Verify)
	Ground Level Door(s)	<ul style="list-style-type: none"> • Two (2) 12' x 9' Roll up • Three (3) 12' x 10' Swing Doors • Additional 18' x 10'6" Swing Doors
	Yard	<ul style="list-style-type: none"> • Secured Fenced Concrete Truck Yard • Secured Fenced Crushed Base Storage Yard
	Zoning	M-SC Manufacturing - Service Commercial
	Power	400 Amp Panel (Verify)
	Access	Two (2) Street Access

- Pallet Yard Entitlement Nearing Completion

Recent Million Dollar Investment in Concrete Truck Yard

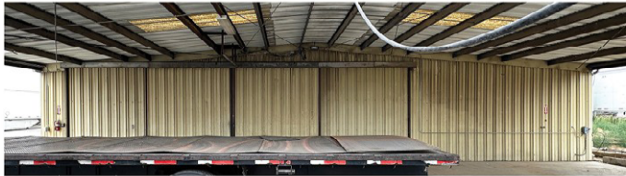




EX. BLDG. 1 - WEST ELEVATION



EX. BLDG. 1 - EAST ELEVATION



EX. BLDG. 1 - SOUTH ELEVATION



EX. BLDG. 1 - NORTH ELEVATION



EX. BLDG. 2 - NORTH ELEVATION



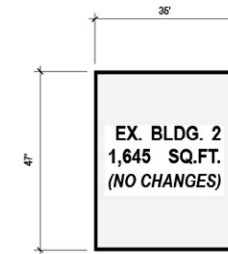
EX. BLDG. 2 - EAST ELEVATION



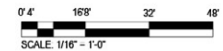
EX. BLDG. 2 - SOUTH ELEVATION



EX. BLDG. 2 - WEST ELEVATION



FLOOR PLANS



EXISTING FLOOR PLANS & EXTERIOR ELEVATIONS

PARKING LOAD ANALYSIS

LAND USE / REQUIREMENTS*	PARKING LOAD FORMULA	QTY. UNDER CONSIDERATION	FORMULA CALCULATION	PARKING REQUIRED		PARKING PROVIDED	
				STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE
INDUSTRIAL USES	1 SPACE EMPLOYEES OF LABORER (SHP) AND 1 SPACE INCLUDES SHIP IN CONNECTION WITH THE USE	10 EMPLOYEES	$(10 \div 2) + 1 = 6$	5 SPACES	1 (1 VAN)	7 SPACES	1 (1 VAN)
TOTAL PARKING REQUIRED				6 SPACES		8 SPACES	

BY RIVERSIDE COUNTY, CODE OF ORDINANCES, SECTION 11.08.02

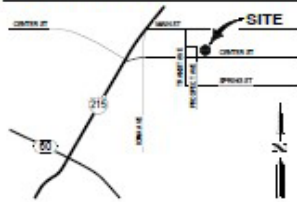
PROJECT INFO

APP#	241-000-073.0.078
APPLICATION TYPE	CONVENTIONAL USE PERMIT
ZONING	M-1C (MANUFACTURED - SERVICE COMMERCIAL)
USE LAND USE	PALETT STORAGE
PROPOSED LAND USE	PALETT STORAGE
EXISTING/PROPOSED	COMMERCIAL INDUSTRIAL

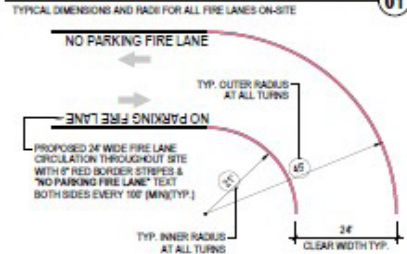
LOT COVERAGE (EXISTING)

EXIST. BUILDING 1 (NO CHANGE)	8,800 SQ.FT.	14.21%
EXIST. BUILDING 2 (NO CHANGE)	1,290 SQ.FT.	2.44%
EXISTING DRIVEWAYS	30,919 SQ.FT.	60.11%
LANDSCAPE & PERVIOUS SURFACES	120 SQ.FT.	0.23%
TOTAL NET AREA	41,949 SQ.FT.	100.00%

VICINITY MAP



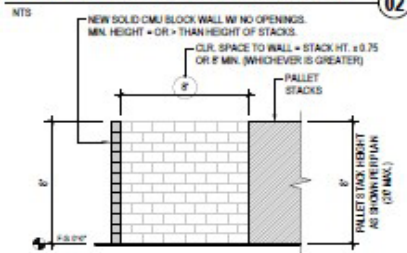
TYP. FIRE ACCESS ROAD SCALE: 1" = 15'-0"



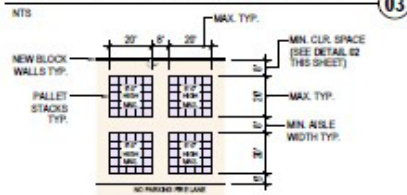
FIRE CODE REQS.

1. PALLET STORAGE AREAS SHALL BE KEPT FREE AND CLEAR OF VEGETATION, COMBUSTIBLE DEBRIS, AND STORAGE OF OTHER COMBUSTIBLE MATERIALS.
2. MAXIMUM PALLET STACK DIMENSIONS SHALL BE 20 FEET X 20 FEET WITH A MAXIMUM AREA OF 400 SQUARE FEET.
3. MAXIMUM PALLET STACK HEIGHT SHALL BE 20 FEET.
4. MAXIMUM PALLET STACK ROWS SHALL BE 1,000 STACKS PER ROW.
5. INDIVIDUAL PALLET STACKS SHALL BE ORGANIZED INTO ORDERLY PALLET STACK ARRAYS.
6. MIN. SEPARATION BETWEEN PALLET STACKS WITHIN ROWS SHALL BE 8 FEET.
7. MAXIMUM PALLET STACK ARRAY AREA INCLUDING INTERNAL SEPARATIONS SUCH AS 8 FOOT AISLES AND FIRE APPARATUS ACCESS ROADS, SHALL BE 30,000 SQUARE FEET.
8. PALLET STACK ARRAY AREAS SHALL NOT EXCEED THE AVAILABLE FLOOR AREA AT THE ARRAY LOCATIONS.
9. FIRE APPARATUS ACCESS ROADS IN ACCORDANCE WITH CFC SECTION 503 SHALL EXTEND TO WITHIN 10 FEET OF ALL PORTIONS OF THE PALLET STACKS.
10. PERMANENT DELINEATION OF PALLET STACK, PALLET ARRAY AND CHAINS FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS APPROVED BY CFC.

NEW WALLS & PALLET STACKS



TYP. PALLET STACK SPACING

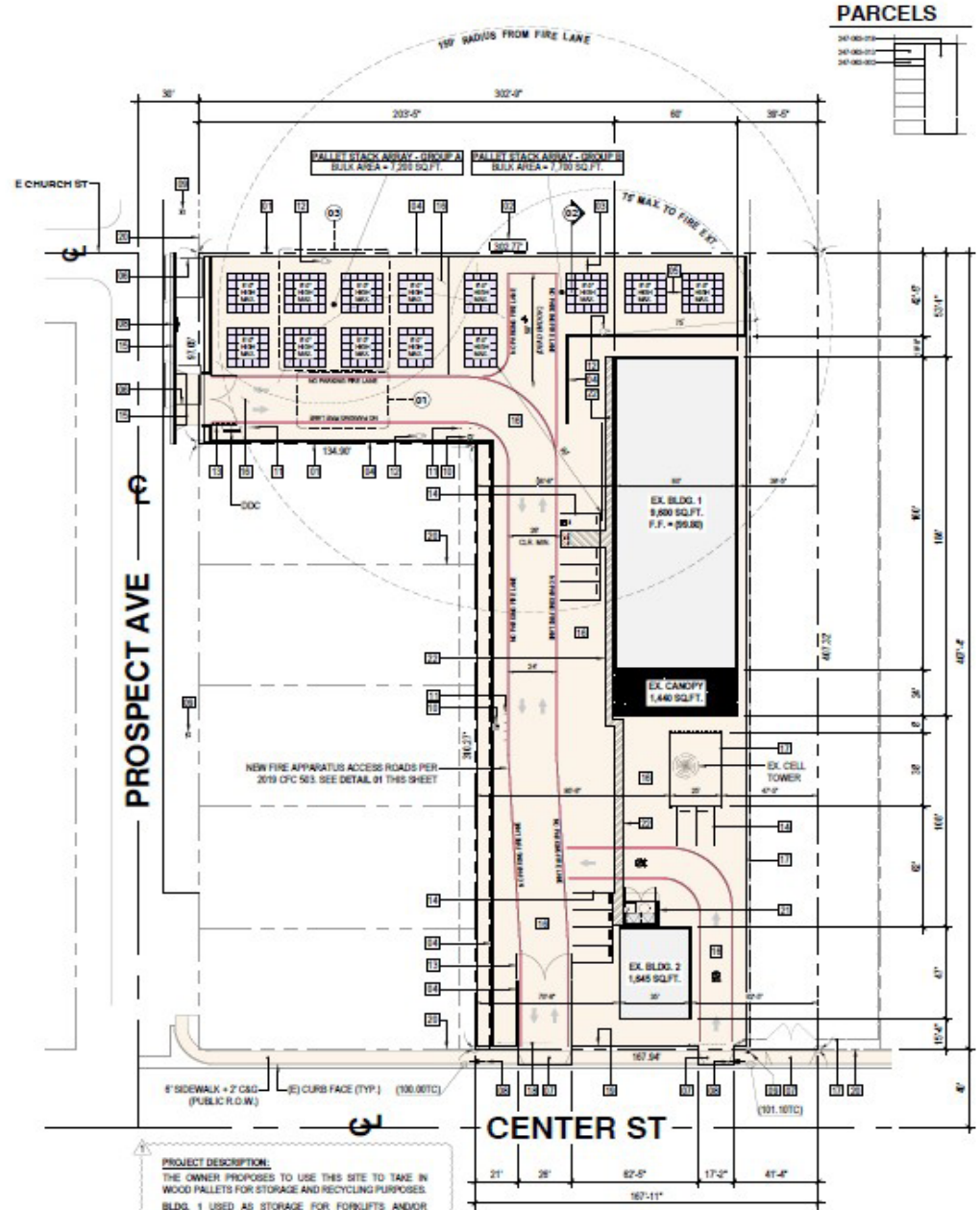


KEY NOTES

- 01 PROPERTY LINES (P.L.)
- 02 P.L. SEGMENT LENGTH
- 03 CLR. SPACE REQD. BETWEEN STACKS & BLOCK WALLS. SEE DETAIL 02 THIS SHEET.
- 04 NEW BLOCK WALLS TYP. SEE DETAIL 02 THIS SHEET.
- 05 PALLET STACK SPACING. SEE DETAIL 03 THIS SHEET.
- 06 EXISTING DRIVEWAYS TO BE REMOVED / ABANDONED.
- 07 EXISTING DRIVEWAY TO REMAIN. PROTECT IN-PLACE.
- 08 EXISTING POWER POLE. PROTECT IN-PLACE.
- 09 EXISTING FIRE HYDRANT TO REMAIN. PROTECT.
- 10 PROPOSED FIRE HYDRANT. REFER TO FIRE PLAN.
- 11 NEW BOLLARD PROTECTION AS SHOWN.
- 12 PROPOSED FIRE EXTINGUISHER LOCATIONS AS SHOWN.
- 13 NEW DUAL SWING ACCESS GATES WITH KNOX BOX TYP.
- 14 NEW PARKING SPACES AND STRIPING AS SHOWN.
- 15 PROPOSED STREET IMPROVEMENT. REFER TO CIVIL.
- 16 EXISTING CONCRETE FINISH SURFACE TYP. TO REMAIN.
- 17 EXISTING FENCE TO REMAIN. PROTECT IN-PLACE.
- 18 EXISTING FENCE / GATE TO BE REMOVED.
- 19 EXISTING 8' BLOCK WALL TO REMAIN. PROTECT IN-PLACE.
- 20 ADJACENT PROPERTY LINES TYP.
- 21 PROPOSED TRASH ENCLOSURE WITH (2) 4-YARD BINS.
- 22 EXTERIOR PATH OF TRAVEL FROM BLDG. ENTRANCES TO PARKING SPACES AND TRASH ENCLOSURE.

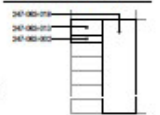
PROPOSED SITE PLAN

SCALE: 1" = 30'-0"



PROJECT DESCRIPTION:
THE OWNER PROPOSES TO USE THIS SITE TO TAKE IN WOOD PALLETS FOR STORAGE AND RECYCLING PURPOSES. BLDG. 1 USED AS STORAGE FOR FORKLEIFTS AND/OR EQUIPMENT USED IN HANDLING AND MOVING THE PALLETS. BLDG. 2 EXISTING RESIDENTIAL STRUCTURE IS NOT OCCUPABLE IN CURRENT STATE AND NOT BEING USED FOR ANY PURPOSE. A DETERMINATION HAS NOT BEEN MADE YET AS TO THE FUTURE USE OF THIS STRUCTURE, IF ANY.

PARCELS





Regional/Radius Map



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For More Information, Please Contact:

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