

# ARLINGTON STATION

## ±36,697 SF INDUSTRIAL BLDG. FOR LEASE

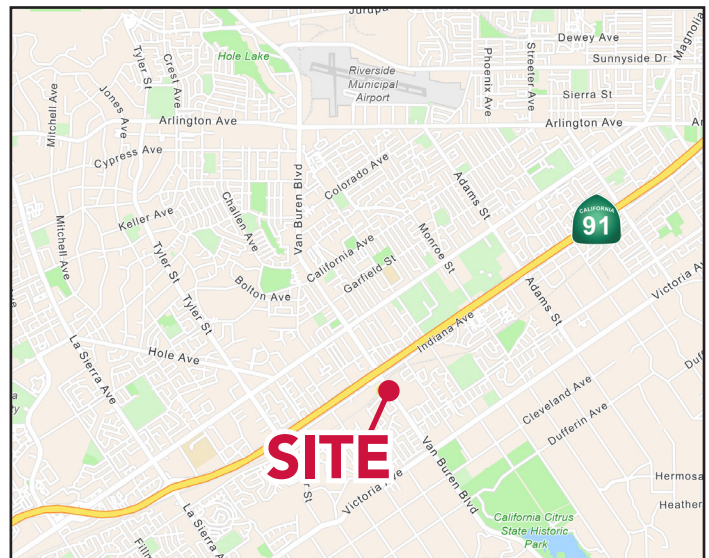
9565 Rudicill Street, Riverside, CA 92503

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY HIGHLIGHTS

- ±36,697 SF Total Building
- ±34,697 SF Warehouse
- ±4,000 SF Office
- Four (4) Dock High Doors
- One (1) Ground Level Door
- ESFR Sprinklers
- 480/277 Volts 3 Phase Power 800 Amps
- 28' Clear Hight
- Large Secured Yard
- Citrus Business Park Specific Plan
- Signalized Intersection
- Immediate access to 91 freeway at Van Buren Blvd



**ARLINGTON STATION BLDG.2**



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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | [www.lee-associates.com](http://www.lee-associates.com)



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