

# CITY ELECTRIC INDUSTRIAL PARK

6260 Rutland Avenue, Riverside

FOR LEASE

± 4,000 SF - ± 8,000 SF

INDUSTRIAL & YARD SPACES



AUTO USES ACCEPTED

**JACKIE BEAUCHAMP**

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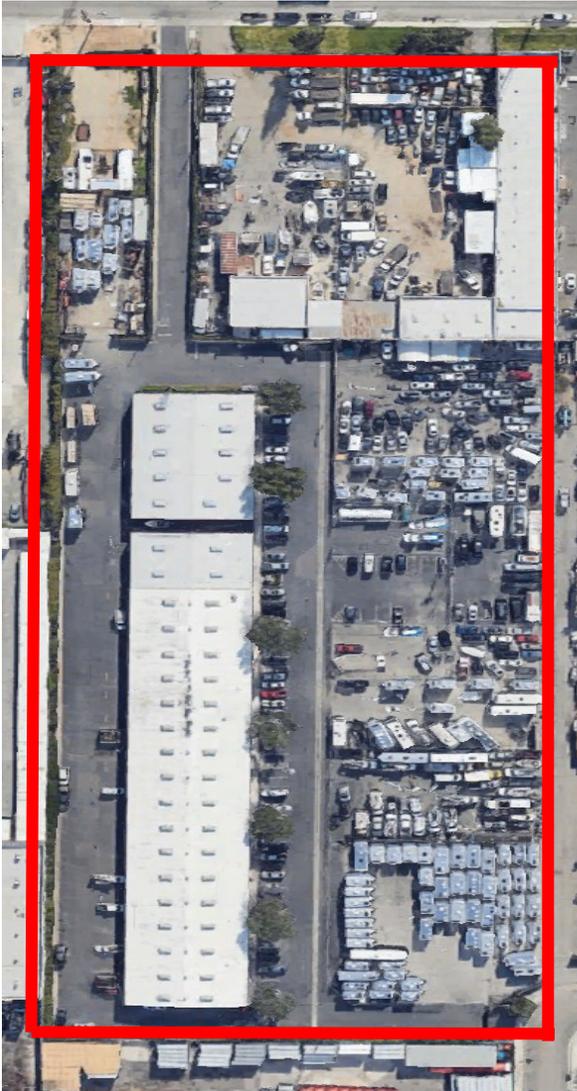
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## PROPERTY HIGHLIGHTS

- ±4,000 - 8,000 SF Industrial Units for Lease
- ±9,366 SF Yard for Lease (with or without unit)
- Multi-Tenant Project
- Each Suite Has Interior Office/Restroom(s)
- BMP – Business Manufacturing Park Zoning (Verify)
- Warehouse w/15-17' Clearance (Varies by location)
- Rear Ground Level Doors (12w x 14h & 16wx 14h)
- Power: 100A, 3P/4W (Verify)
- Easy Access to 91/15 FWYS
- CALL AGENT TO SHOW!



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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

CORPORATE OFFICE: 1495 E. WARNER AVENUE ~ SANTA ANA, CA 92705  
Orange County 714-241-1141  
Inland Empire: 951-684-1251

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## AVAILABILITY

SUITE	SQ. FT.	BASE RENT	CAM	DESCRIPTION	AVAIL. DATE
6260 Rutland Avenue, Suite 9, Riverside	4,000	\$5,000.00 (1.25MG) Auto uses considered at 1.50/SF	No CAM, Water and on-site trash included	1 Private Office, Warehouse with 1 GL Loading Door (12x140 and 2 Restrooms	1/1/2026
6260 Rutland Avenue, Suite 10, Riverside	4,000	\$5,000.00 (1.25MG) Auto uses considered at 1.50/SF	No CAM, Water and on-site trash included	1 Reception, 1 Private Office, Storage Area, Warehouse with 2 GL Loading Doors (12x14 and 16x14) Larger door, electric and 2 Restrooms	1/1/2026
YARD B9b	9,366	.25/SF (w/a leased space and .40/SF without a leased space	No CAM, Water and on-site trash included	Fenced Yard	Immediately

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