

INDUSTRIAL LAND FOR  
**LEASE**

**Major Price Reduction!**

E CHURCH ST

PROSPECT AVE

CENTER ST

909-911 Center St, Riverside, CA 92507  
**±1.61 Acres (±70,000 SF) of Industrial Land**

**Peter D. Bacci**  
SIOR | Executive VP, Principal | LIC NO 00946253  
pbacci@lee-associates.com  
323.767.2022

**Michael H. Tsaparian**  
SIOR | CCIM Executive VP, Principal | LIC NO 0901326  
mtsaparian@lee-associates.com  
323.767.2111

**Steve R. Espinoza**  
Industrial Specialist | LIC NO 02025080  
sespinoza@lee-associates.com  
562.457.7746

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

INDUSTRIAL LAND FOR

# LEASE



## PROPERTY HIGHLIGHTS

- ±1.61 Acres Contractor Yard
- ±9,600 SF of Metal Warehouse
- Secured Fenced Yard
- New Concrete
- Two Street Access
- Renovated Offices

## PRICING SUMMARY

**LEASE RATE:** \$23,100/Mo GRS  
(\$0.33 PSF)

909-911 Center St, Riverside, CA 92507

**±1.61 Acres (±70,000 SF) of Industrial Land**

**Peter D. Bacci**

SIOR | Executive VP, Principal | LIC NO 00946253  
pbacci@lee-associates.com  
323.767.2022

**Michael H. Tsaparian**

SIOR | CCIM Executive VP, Principal | LIC NO 0901326  
mtsaparian@lee-associates.com  
323.767.2111

**Steve R. Espinoza**

Industrial Specialist | LIC NO 02025080  
sespinoza@lee-associates.com  
562.457.7746

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

INDUSTRIAL LAND FOR  
**LEASE**

909-911 Center St, Riverside, CA 92507  
**±1.61 Acres (±70,000 SF) of Industrial Land**

PROPERTY PHOTO



INDUSTRIAL LAND FOR  
**LEASE**

909-911 Center St, Riverside, CA 92507

**±1.61 Acres (±70,000 SF) of Industrial Land**

PROPERTY PHOTO

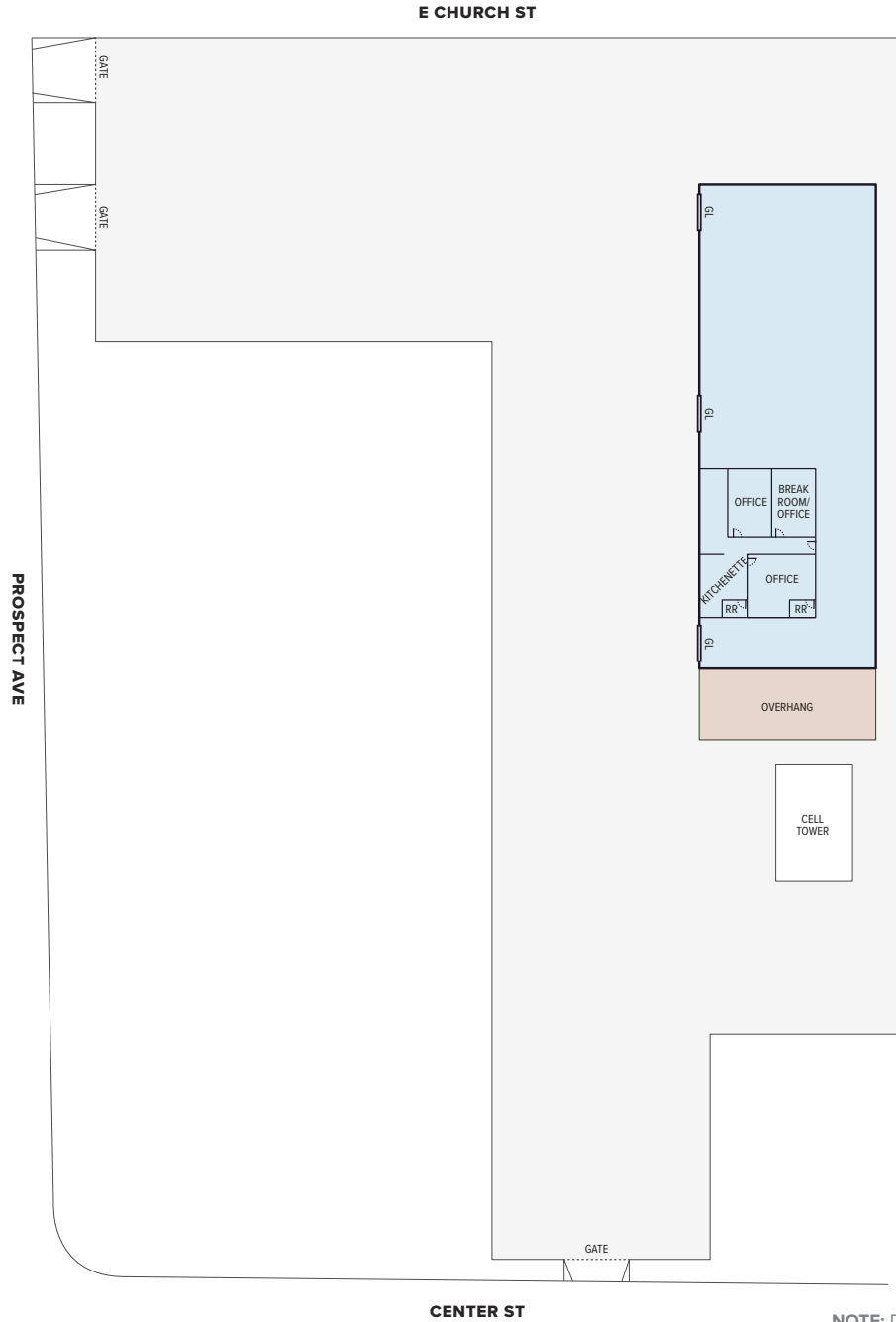


INDUSTRIAL LAND FOR  
**LEASE**

909-911 Center St, Riverside, CA 92507  
**±1.61 Acres (±70,000 SF) of Industrial Land**

PROPERTY PHOTO





NOTE: Drawing not to scale. All measurements and sizes are approximate.



INDUSTRIAL LAND FOR  
**LEASE**

909-911 Center St, Riverside, CA 92507  
**±1.61 Acres (±70,000 SF) of Industrial Land**

PROPERTY AERIAL



E CHURCH ST

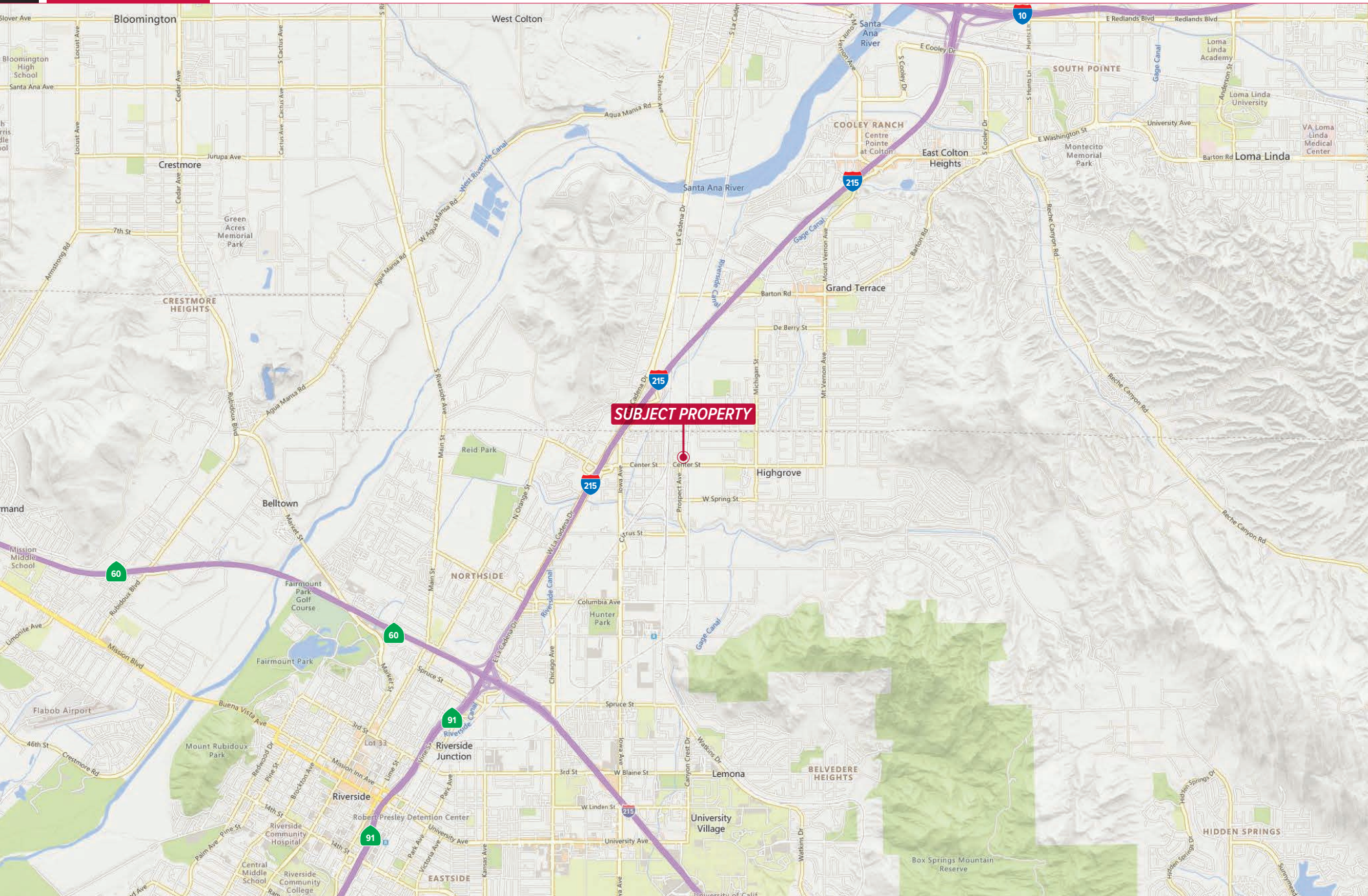
CENTER ST

PROSPECT AVE

INDUSTRIAL LAND FOR  
**LEASE**

909-911 Center St, Riverside, CA 92507  
**±1.61 Acres (±70,000 SF) of Industrial Land**

LOCATION MAP

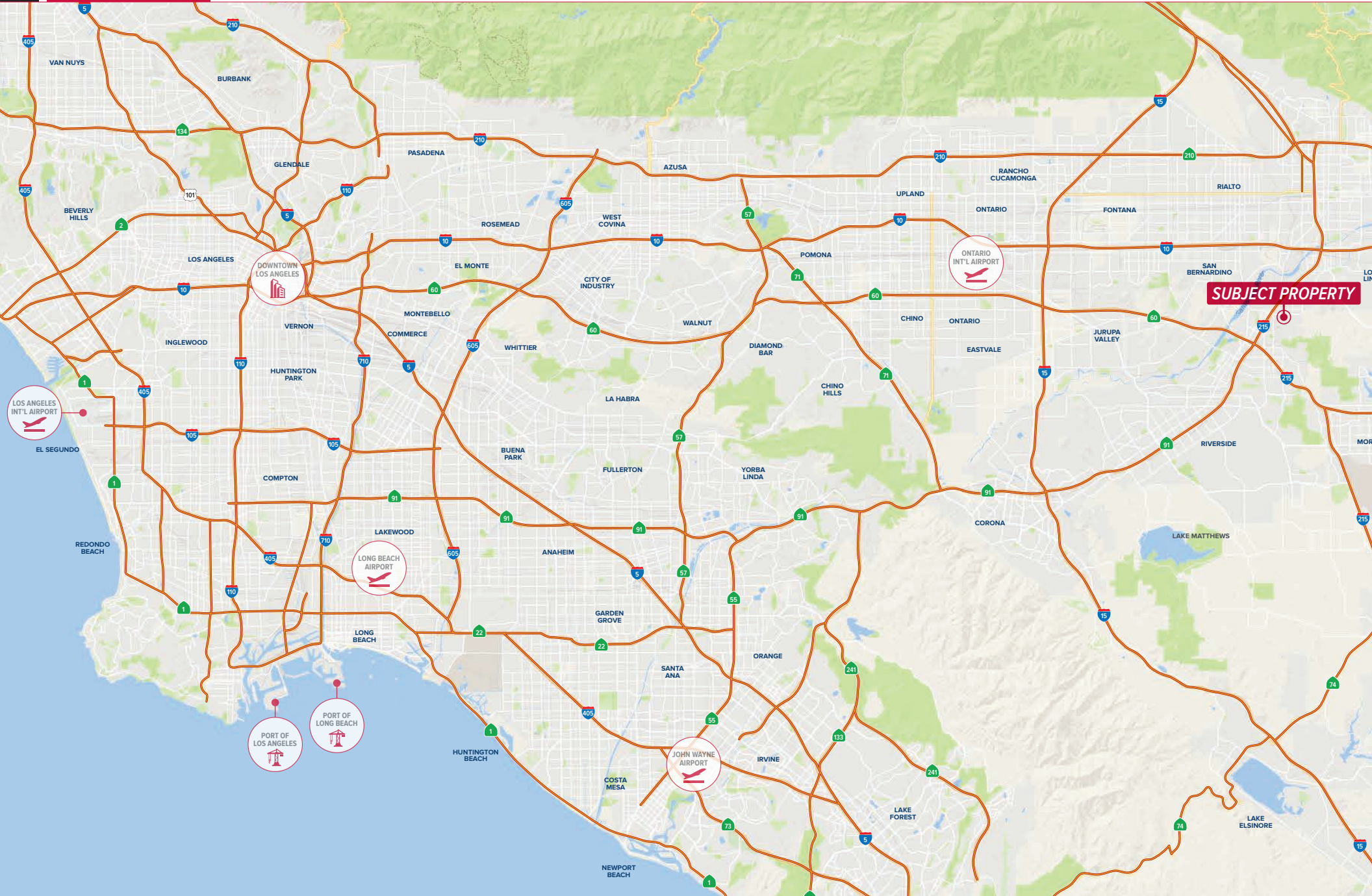


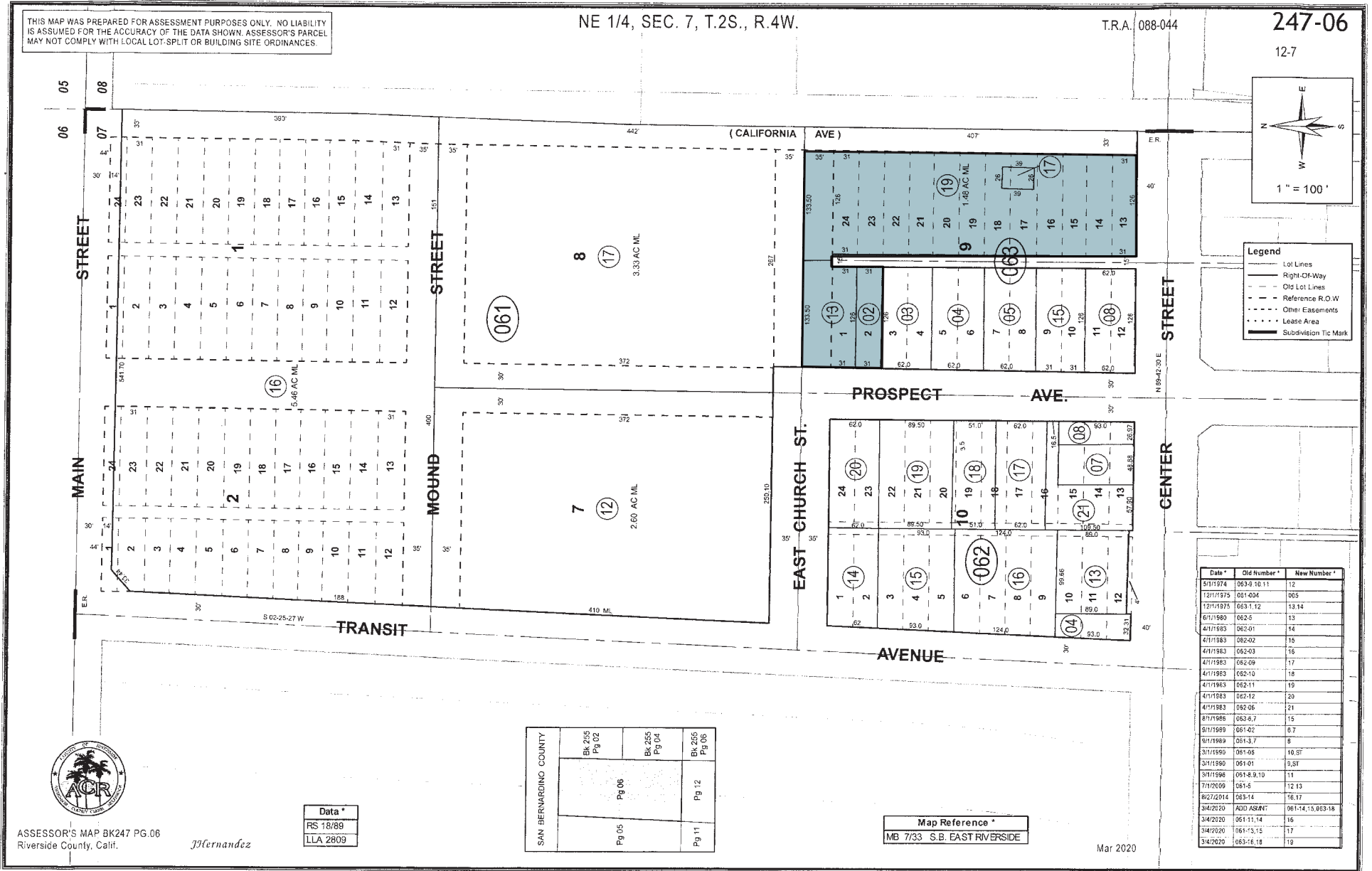


INDUSTRIAL LAND FOR  
**LEASE**

909-911 Center St, Riverside, CA 92507  
**±1.61 Acres (±70,000 SF) of Industrial Land**

REGIONAL MAP





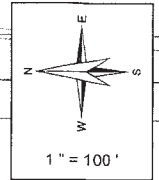
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

NE 1/4, SEC. 7, T.2S., R.4W.

T.R.A. 088-044

247-06

12-7



- Legend**
- Lot Lines
  - Right-Of-Way
  - Old Lot Lines
  - Reference R.O.W
  - Other Easements
  - Lease Area
  - Subdivision Tie Mark

Date *	Old Number *	New Number *
5/11/1974	063-9,10,11	12
12/11/1975	061-6,9,10	065
12/11/1975	063-1,12	13,14
6/11/1980	062-5	13
4/11/1983	062-01	14
4/11/1983	062-02	15
4/11/1983	062-03	16
4/11/1983	062-09	17
4/11/1983	062-10	18
4/11/1983	062-11	19
4/11/1983	062-12	20
4/11/1983	062-06	21
8/11/1986	063-3,7	15
9/11/1989	061-4,2	6,7
9/11/1989	061-3,7	8
3/11/1990	061-05	10,ST
3/11/1990	061-01	9,ST
3/11/1996	061-8,9,10	11
7/11/2009	061-6	12,13
02/27/2014	063-14	16,17
3/4/2020	ADD ASSUMT	061-14,15,063-18
3/4/2020	061-11,14	16
3/4/2020	061-13,15	17
3/4/2020	063-16,18	19

SAN BERNARDINO COUNTY

Bk 255 Pg 02	Bk 255 Pg 04	Bk 255 Pg 05
Pg 06		Pg 12
Pg 05	Pg 11	

Map Reference \*  
MB 7/33 S.B. EAST RIVERSIDE

Data \*  
RS 18/89  
LLA 2809

Mar 2020



ASSESSOR'S MAP BK247 PG.06  
Riverside County, Calif.

J Hernandez