

INDUSTRIAL PROPERTY FOR LEASE

# 485 RIVERA ST.

485 RIVERA ST, RIVERSIDE, CA 92501



9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // [alliedcommercialrealestate.com](http://alliedcommercialrealestate.com)



COMMERCIAL REAL ESTATE

Presented By:

**BILL FAULKNER**

909.578.8233

[bill@alliedcre.com](mailto:bill@alliedcre.com)

CalDRE #02068702

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	Call for rates (MG)
Building Size:	5,856 SF
Available SF:	5,856
Year Built:	2006
Renovated:	2020
Zoning:	BMP

## PROPERTY OVERVIEW

485 Rivera St Unit A is an industrial condo located in Riverside, California, within an industrial complex. It offers approximately 5,856 square feet of combined warehouse and office space. Built in 2006, the building features a 14 foot roll-up door. The interior includes a showroom, warehouse with racking, 2 bathrooms, a break/kitchen area, and a waiting/reception area on the bottom level. Additionally, there are 2 additional offices or flex spaces on this floor. The upstairs area consists of 3 offices, a bathroom, a bonus/flex-space room, and a luxurious conference room with an aerial view of the showroom. With its abundance of office space, warehouse, and showroom, this property is highly versatile for various businesses and practices. It is easily accessible with convenient commutes to major freeways such as the 91, 215, 10, and the 60. Equipped with an alarm, security system, and a 600 amp 480v 3 phase power system. This unit is ideally located fronting a cul-de-sac, making it a prime location for business expansion.

### PROPERTY HIGHLIGHTS

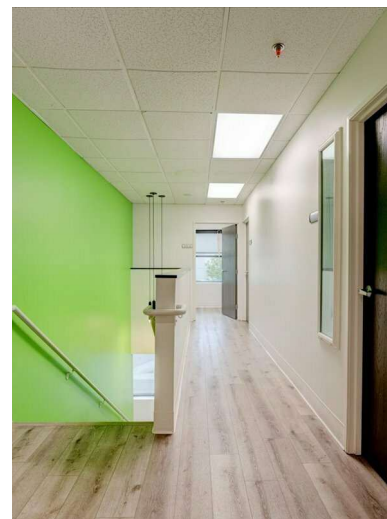
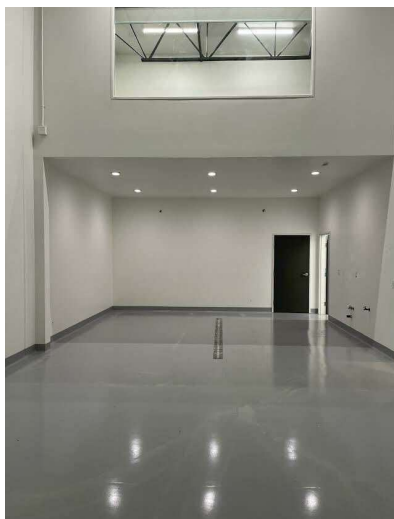
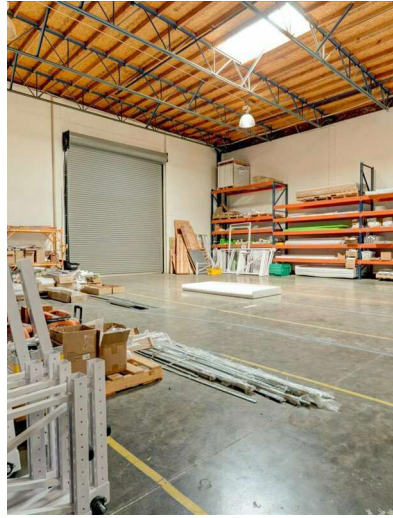
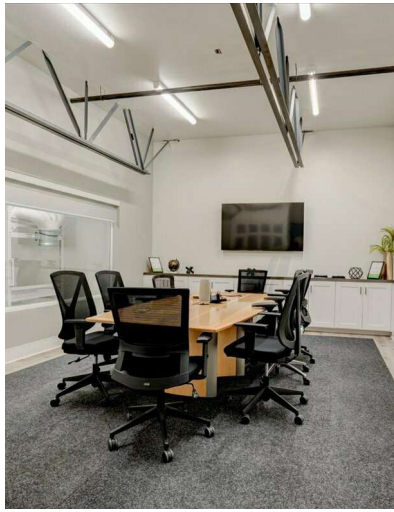
- NEWLY REMODELED IN 2020
- WAREHOUSE RACKING
- 18FT CLEAR HEIGHT CEILING
- PROFESSIONAL OFFICE SPACE
- 600 AMPS OF POWER
- 2 WAREHOUSE SKYLIGHTS
- SHOWROOM WITH DRAINAGE

### BILL FAULKNER

909.578.8233  
bill@alliedcre.com  
CalDRE #02068702



# ADDITIONAL PHOTOS

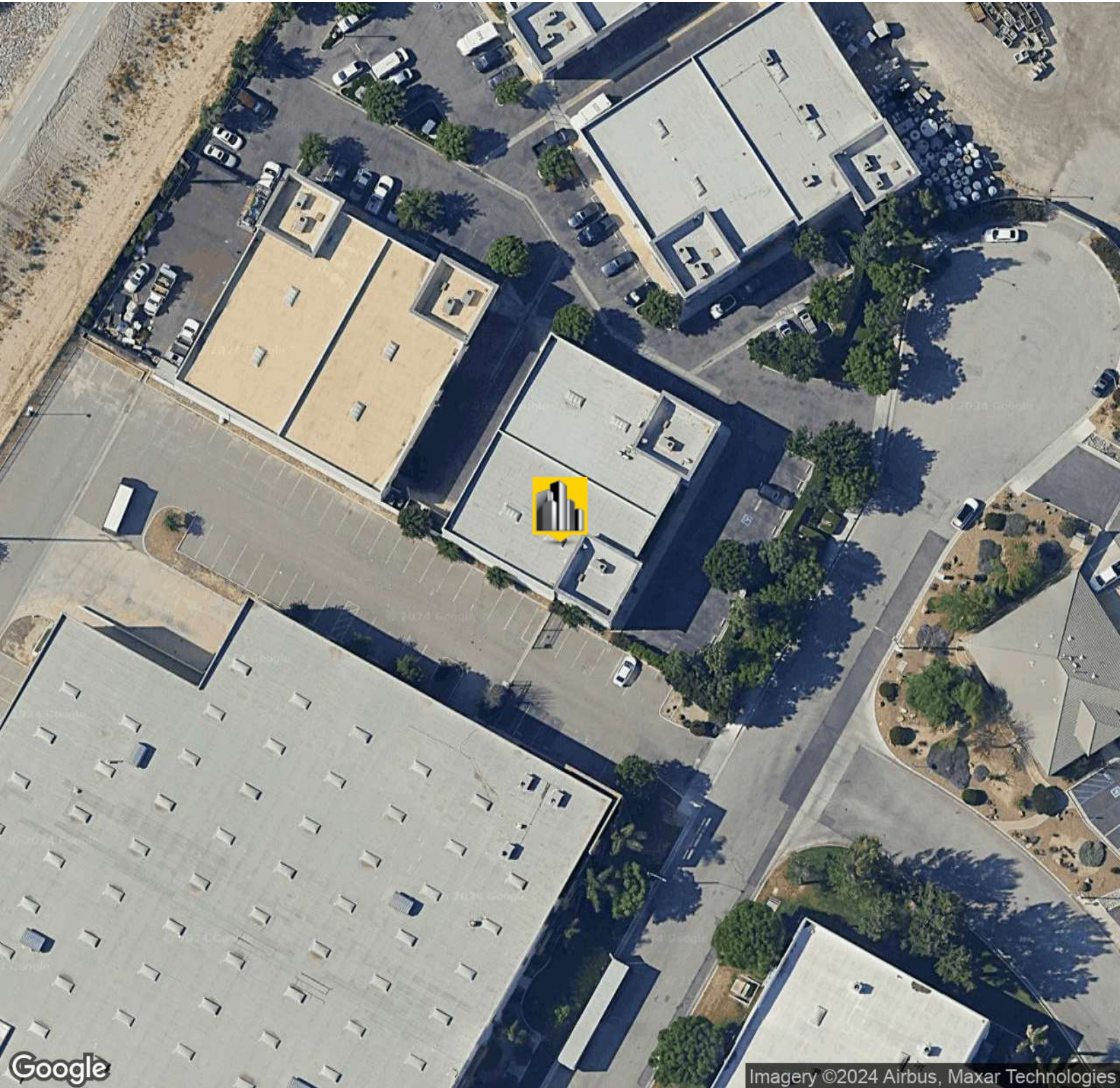


**BILL FAULKNER**  
909.578.8233  
bill@alliedcre.com  
CalDRE #02068702



485 RIVERA ST. // 485 Rivera St, Riverside, CA 92501

# LOCATION MAP



Imagery ©2024 Airbus, Maxar Technologies

**BILL FAULKNER**

909.578.8233

bill@alliedcre.com

CalDRE #02068702



**COMMERCIAL REAL ESTATE**

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealstate.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.