

# PROPERTY FOR SALE



FREESTANDING  
COMMERCIAL BUILDING  
WITH LARGE YARD

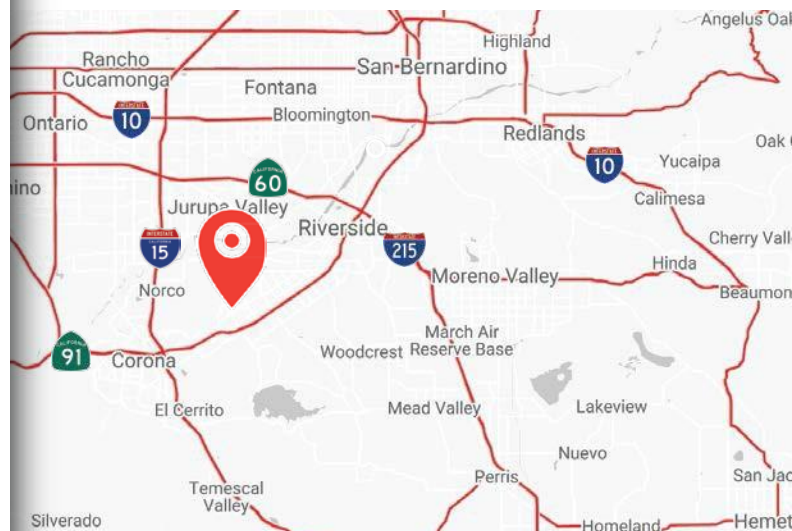
**FOR  
SALE**  
...

**± 6,300 SF ON ± 2.08 ACRES**

10391 ARLINGTON AVENUE  
RIVERSIDE, CA 92505

## PROPERTY FEATURES

- ± 6,300 SF Freestanding Commercial Building
- ± 3,000 SF Showroom/Office and remainder is warehouse
- Newly Remodeled: New Roof, Electrical, Floor, Paint, Restrooms, etc.
- Fully Fenced Drive Around Building
- ± 200 Amps Power (verify)
- Two (2) Ground Level Doors
- ± 30' x 30' Freezer in Warehouse (can be removed)
- Electrical Outlets in Yard previously Used for Ice Cream Vehicles
- Access to 91, 15 & 60 Fwys
- Zoned General Commercial (per city of Riverside)
- Previously Occupied by Ice Cream Wholesale and Party Supply Business
- APN #154-321-024



Kyle Williams  
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**Ashwill  
Associates**

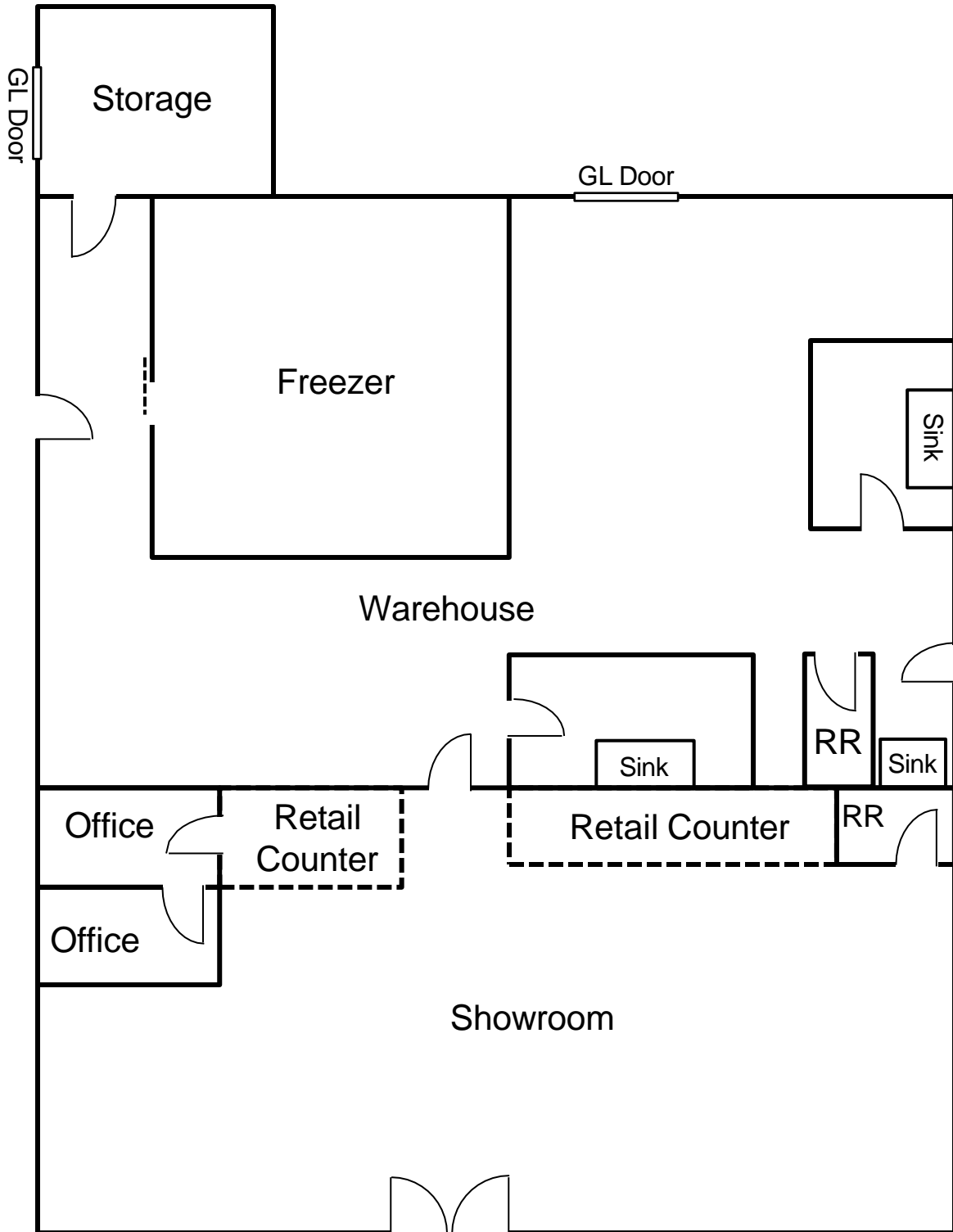
COMMERCIAL REAL ESTATE

Corp CAL DRE# 01291393

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

# FLOOR PLAN

10391 ARLINGTON AVENUE | RIVERSIDE, CA 92505



\*Not to Scale

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COMMERCIAL REAL ESTATE

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# AERIAL VIEW

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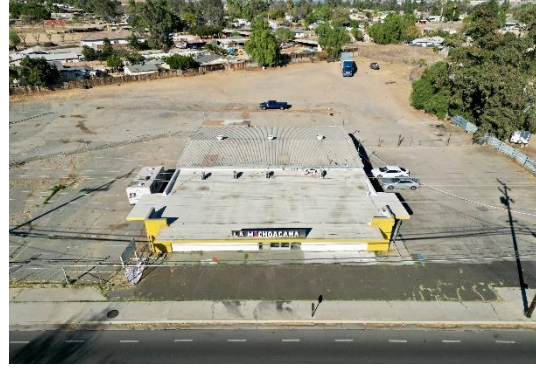


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# P H O T O S

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