

LARGE, PRIVATE YARD WITH DRIVE-AROUND ACCESS



**SALE  
PRICE  
\$241 PSF**

**FOR  
SALE**

**+72,040 SF DISTRIBUTION CENTER  
SITUATED ON +4.16 ACRES**

600 PALMYRITA AVENUE  
RIVERSIDE, CA 92507

ROCKY MORAN | Sr. Vice President  
951.276.3681  
rmoran@leeriverside.com  
DRE 01841701

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY HIGHLIGHTS

Total Building SF:	±72,040 SF	Availability:	Now
Land Acres:	±4.16 Acres	Location:	Palmyrita Avenue/Michigan Avenue Easy Access to I-215, CA-91 & CA-60 Fwys



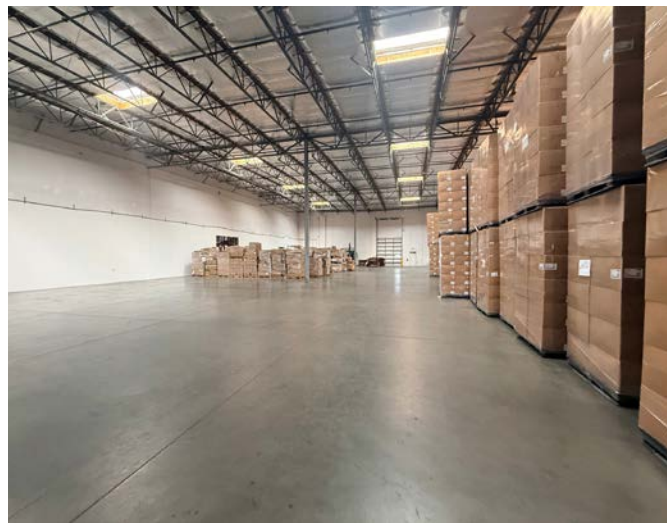
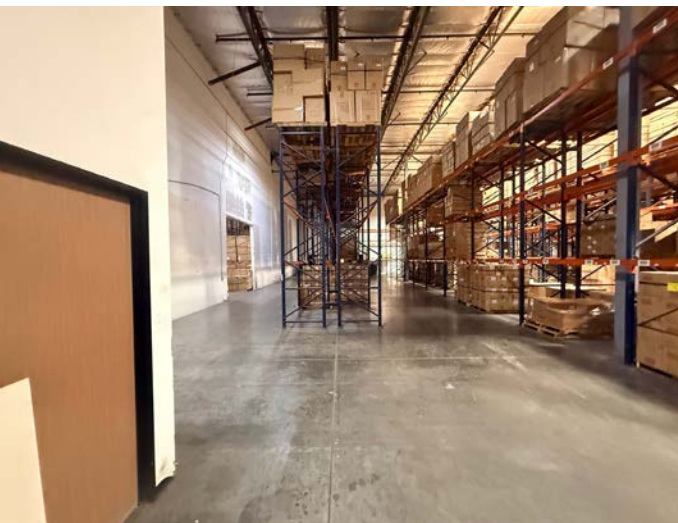
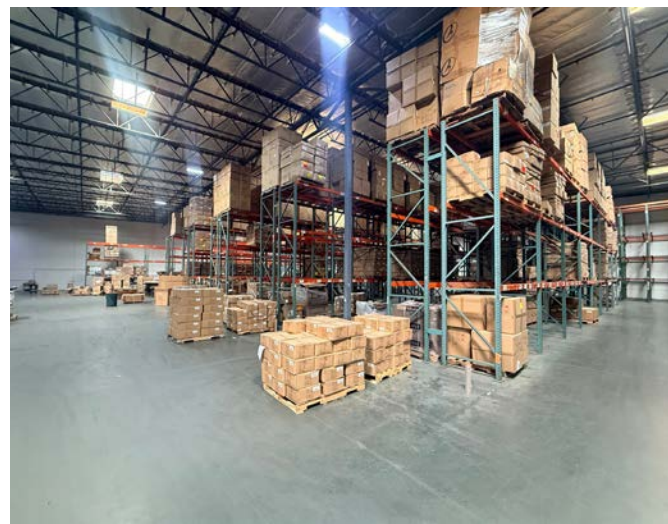
- ▶ ±3,500 SF Office Space
- ▶ 28' Minimum Clear Height
- ▶ Fenced & Paved Gated Yard
- ▶ LED Motion Activated Lights
- ▶ .60/2000 Sprinkler System
- ▶ Skylights Throughout
- ▶ Full Drive-Around Access
- ▶ 1,200 Amps (Expandable to 2,000 Amps); 277/480V of Power (Verify)
- ▶ 2 Grade Level Doors
- ▶ 12 Dock High Doors
- ▶ 110' Concrete Truck Court
- ▶ Ideal Multi-Tenant Configuration (1,750 SF of Office on Each End of Building)
- ▶ Premier Hunter Park Location Nearby 215/60 Interchange
- ▶ BMP Zoning (Business Manufacturing Park)
- ▶ APN 257-020-027

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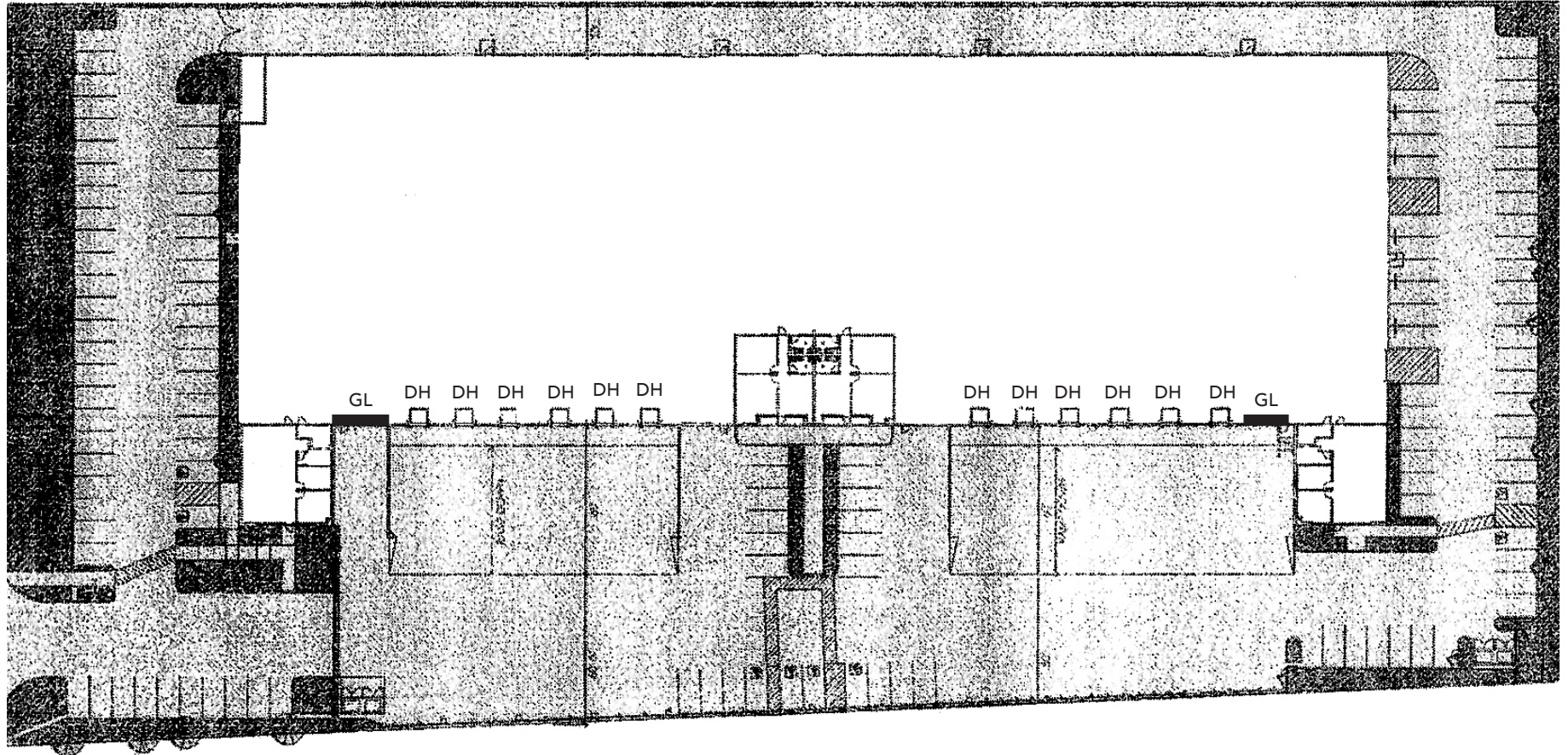


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PALMYRITA AVE

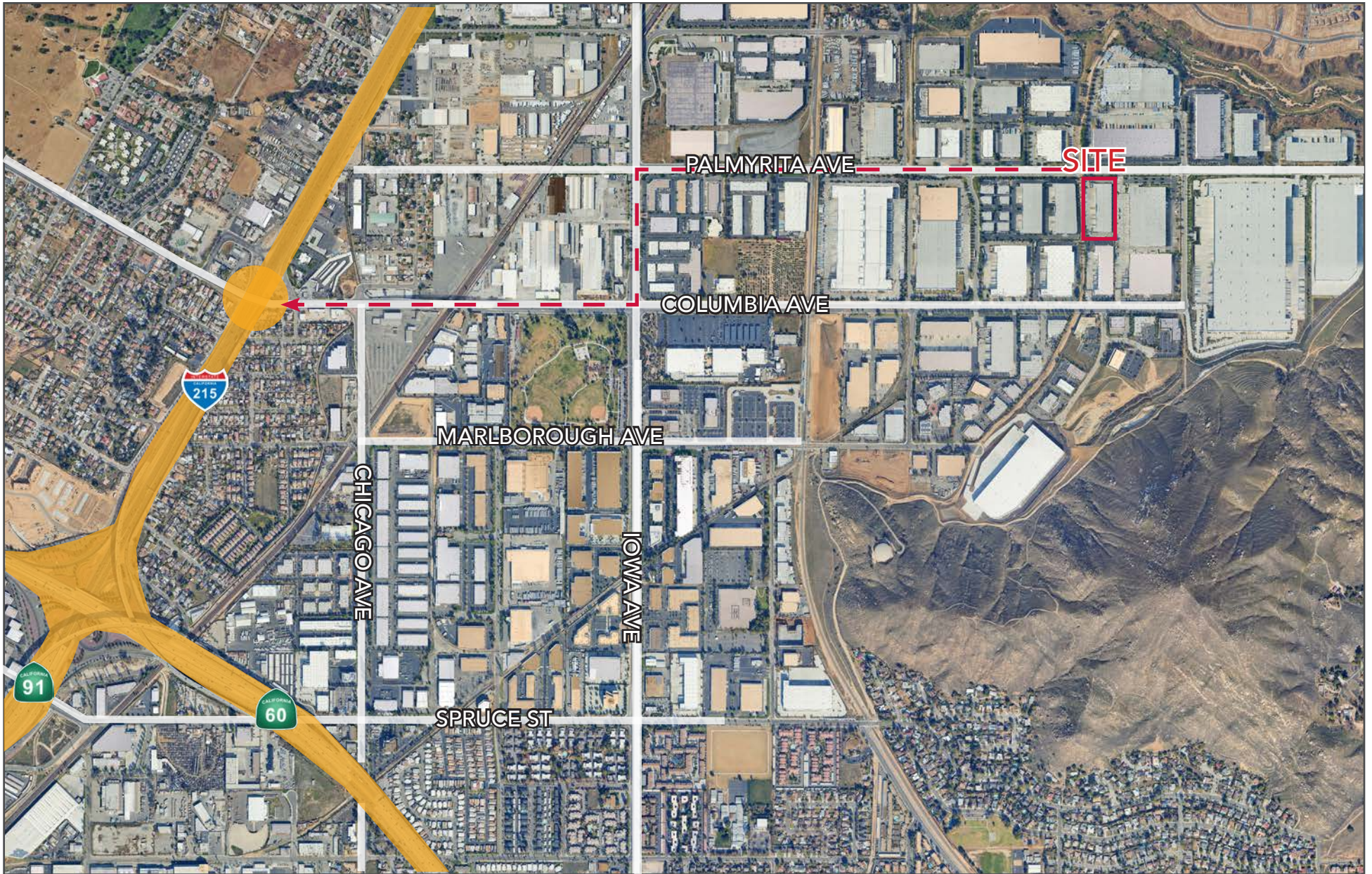


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