

SHOVEL READY 89,220 SQ.FT. INDUSTRIAL PROJECT ON 4.07 PRIME ACRES



6547 Van Buren Blvd Riverside, CA 92503 APN: 189-290-017

Direct Access to 91 & 60 Freeways

Major Thruway Exposure (52,327 CPD)

For Sale \$65 Sq.Ft. Seller Financing Available

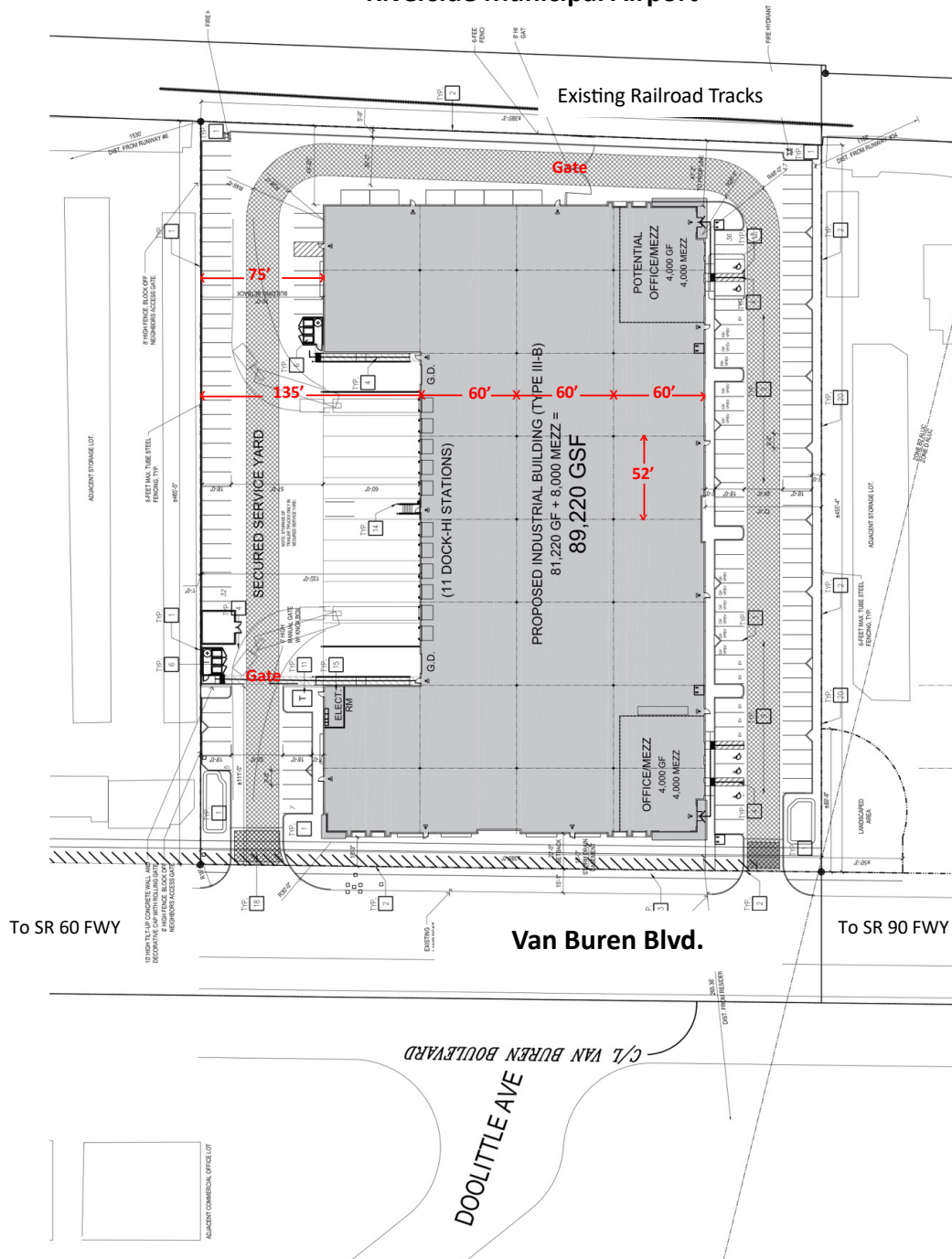
Project Features:

- **Sale Price: \$11,523,798**
- **Site Area: 4.07 Acres (177,289 Sq.Ft.)**
- **Proximity: 3 miles to CA-91 and minutes to CA-60, CA-15, CA-215 Freeways. 13.5 miles to Ontario International Airport. 39.2 miles to John Wayne Airport. 53.2 miles to Port of Long Beach**
- **Industrial Zoning: BMP (Business Park)**
- **Building Square Footage: 89,220 Sq.Ft. (Divisible into 2 Units of 44,610 Sq.Ft.)**
- **Offices Square Footage 4,000 Sq.Ft/Build to Suit, Entitled up to 16,000 Sq.Ft. Offices**
- **140 Auto Parking Spaces**
- **135' All Concrete Truck Court (Secured)**
- **Large Fenced & Gated Yards**
- **Drive Around Access**
- **2 Gated Driveways**
- **6" Slab**
- **ESFR Sprinkler System**
- **1200 Amp, 277/480 Volt Power**
- **60' x 52' Typical Column Spacing**
- **32' Clear Height Ceiling**
- **11 Dock High Doors & 2 Grade Level Doors**

Brokers Cooperation

Site Plan:

Riverside Municipal Airport



Contact:

HRR II Limited Partnership

2015 Newport Blvd. Costa Mesa, CA 92627

Telephone: (949) 650-6300 Email: information@hrii.org

The above information is submitted subject to the possibility of errors, omissions, change of price, withdrawal, or other conditions prior to sales or leasing of this property without notice. Any interested party should consult their tax and legal advisors to conduct their own investigation of the property and transaction.