

# FOR SALE

**+25,154 SF INDUSTRIAL BUILDING ON +1.44 ACRES UNDER CONSTRUCTION!  
1301 Research Park Drive, Riverside, CA 92507**

**BREAKING GROUND EST. FEBRUARY 1, 2026**

**SALE  
PRICE  
\$295 PSF**



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

**Toby Tewell | Senior Vice President | 951.276.3662 | [ttewell@lee-associates.com](mailto:ttewell@lee-associates.com) | DRE# 01822772**  
**Carly Hamilton | Leasing Director | 951.276.3663 | [chamilton@lee-associates.com](mailto:chamilton@lee-associates.com) | DRE# 01968295**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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- ±25,154 SF Industrial Building
- ±1,942 SF Deluxe Office
- ±23,212 SF Warehouse
- 1 Ground Level Door
- 3 Dock High Doors
- 1,000 Amps; 277/480 Volts
- 26' Warehouse Clear Height
- 31 Parking Spaces Provided
- ESFR Sprinklers
- Business/Manufacturing Park Zoning ("BMP")
- Hunter Park Location Near 91, 215, 60 & 10 Freeways
- APN 257-030-059



**CARLY HAMILTON**  
Leasing Director  
951.276.3663  
chamilton@lee-associates.com  
DRE #01968295





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Lee & Associates Commercial Real Estate  
Services, Inc. - Riverside  
Corporate DRE #01048055  
4193 Flat Rock Drive, Suite 100  
Riverside, CA 92505

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# PROPERTY PHOTOS



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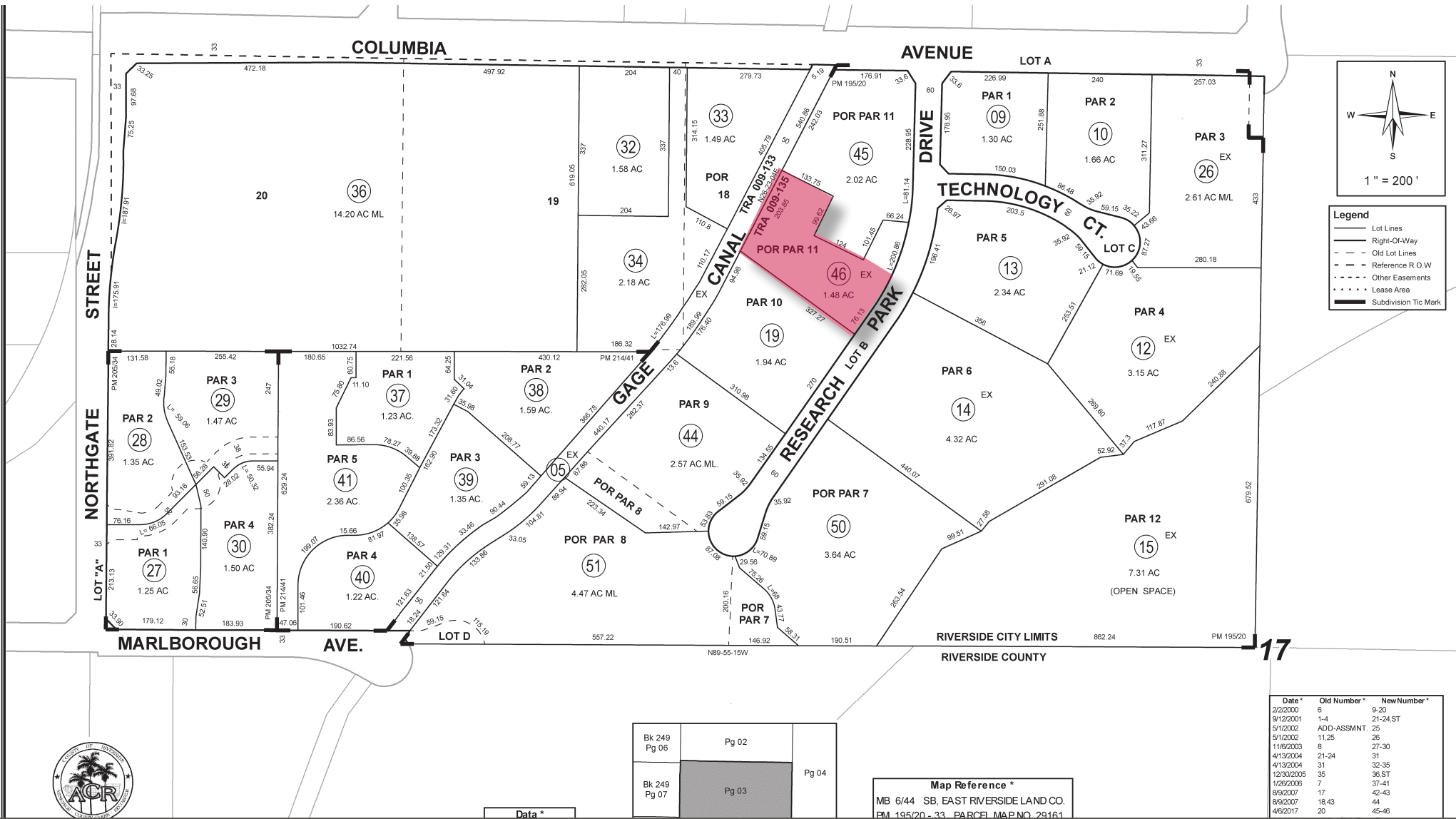
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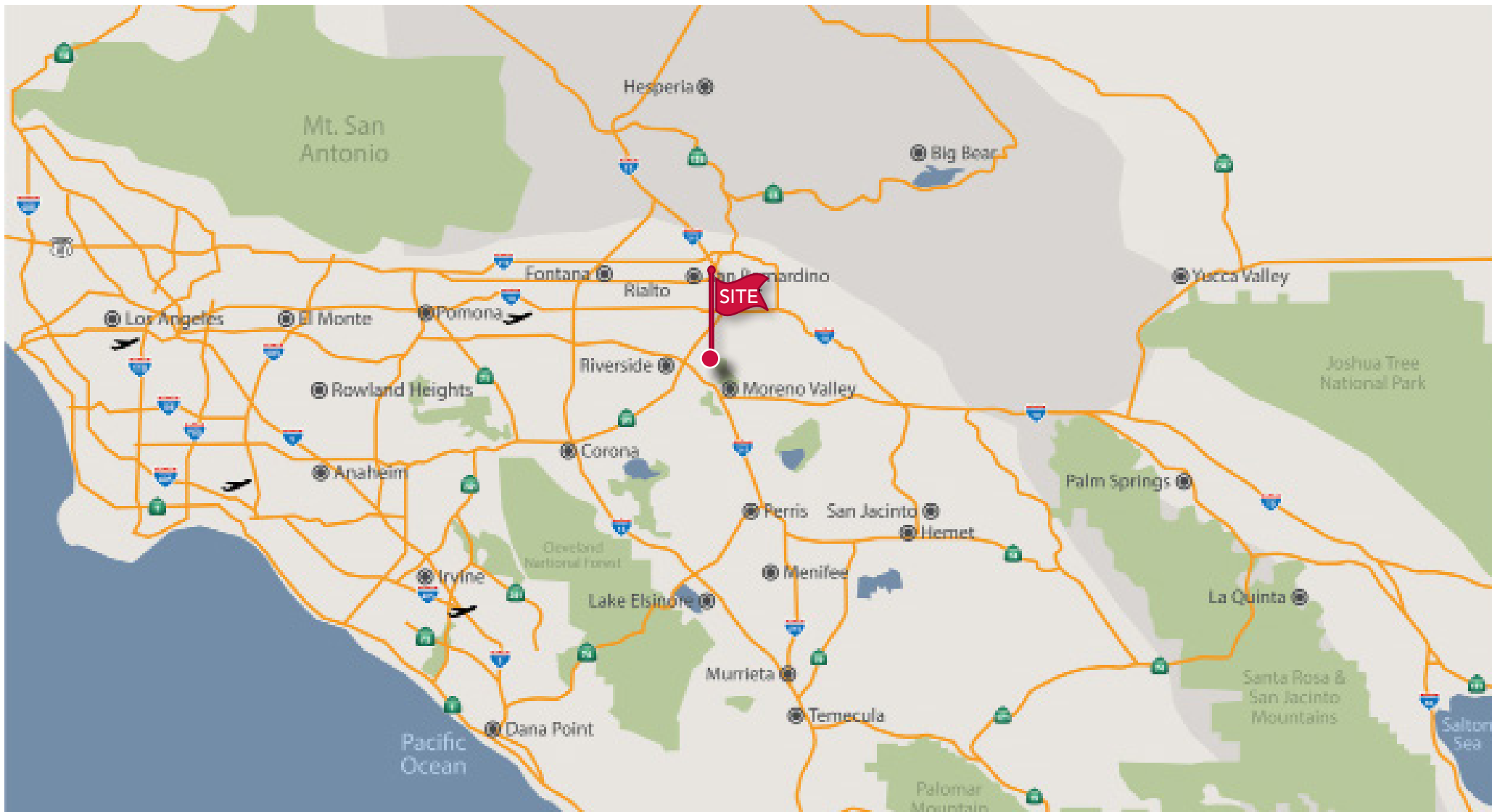
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