

FOR SALE OR LEASE

+4.50 ACRE FACILITY

MULTIPLE BUILDINGS ON SITE

MAIN ST

ACCESS EASEMENT FOR 121 & 111 MAIN

121 N MAIN STREET | RIVERSIDE, CA 92501



FINN COMER | Senior Vice President | 951.276.3618 | fcomer@leeriverside.com | DRE #00789864

TOBY TEWELL | Senior Vice President | 951.276.3662 | ttewell@leeriverside.com | DRE #01822772

PROPERTY HIGHLIGHTS

3 Buildings Totaling:

±11,300 SF

Availability:

Close of Escrow
Ready for Immediate Occupancy
Corner of Placentia Ln & Main Street
Close to 215 Freeway

Land Acres:

±4.50 Acres

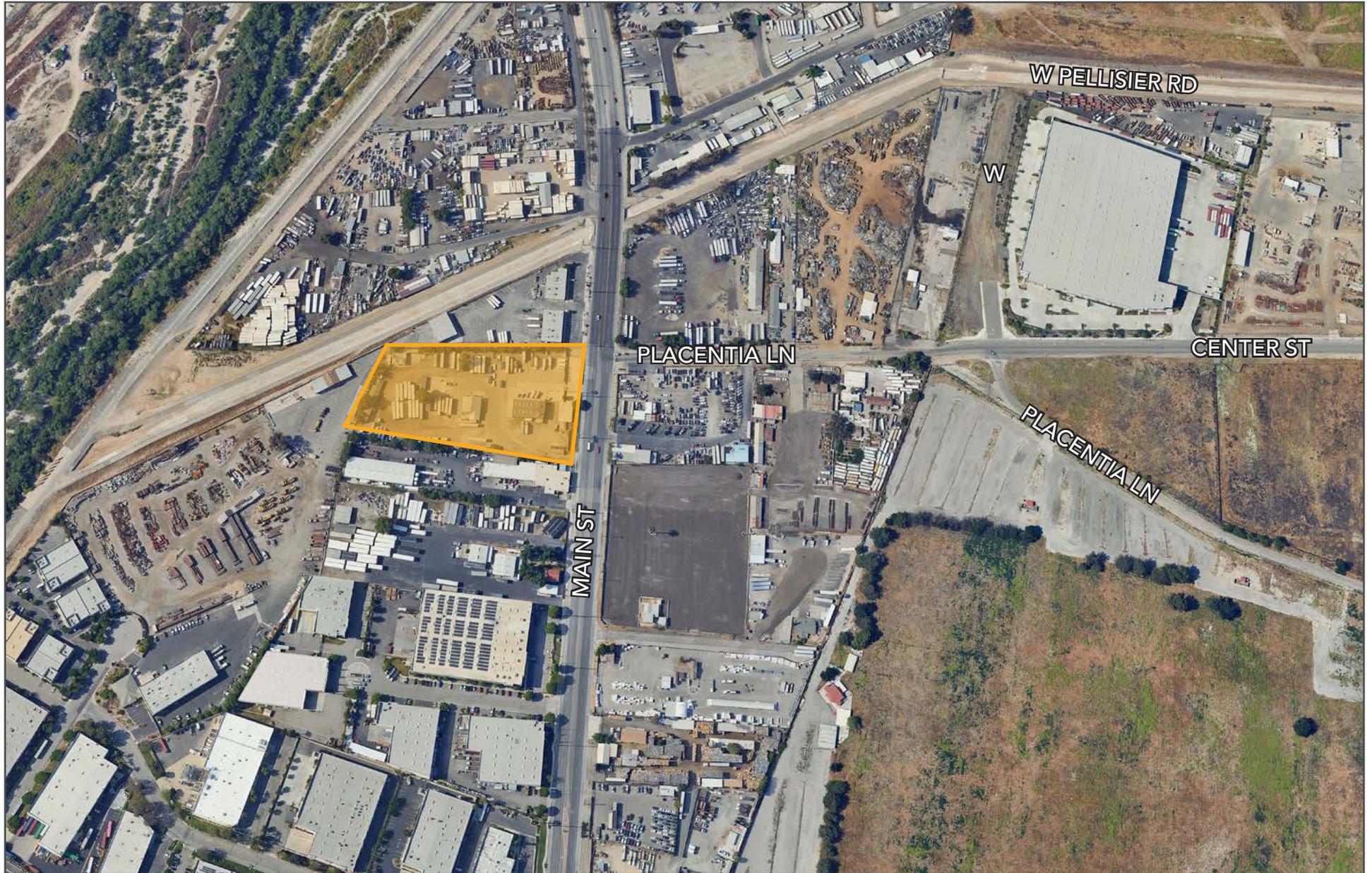
Location:



- ▶ ±4.50 Acre Facility | Ready for Immediate Occupancy
- ▶ Office Building: ±2,500 SF - Reception, 6 Private Offices, Kitchen, IT Closet, 2 Restrooms
- ▶ Warehouse Building: ±5,000 SF, 20' Clear, 4 GL Doors (Two 16'x16', 8'x8' and 16'x10'), 6 Private Offices, 2 Restrooms, Kitchen (New Roof)

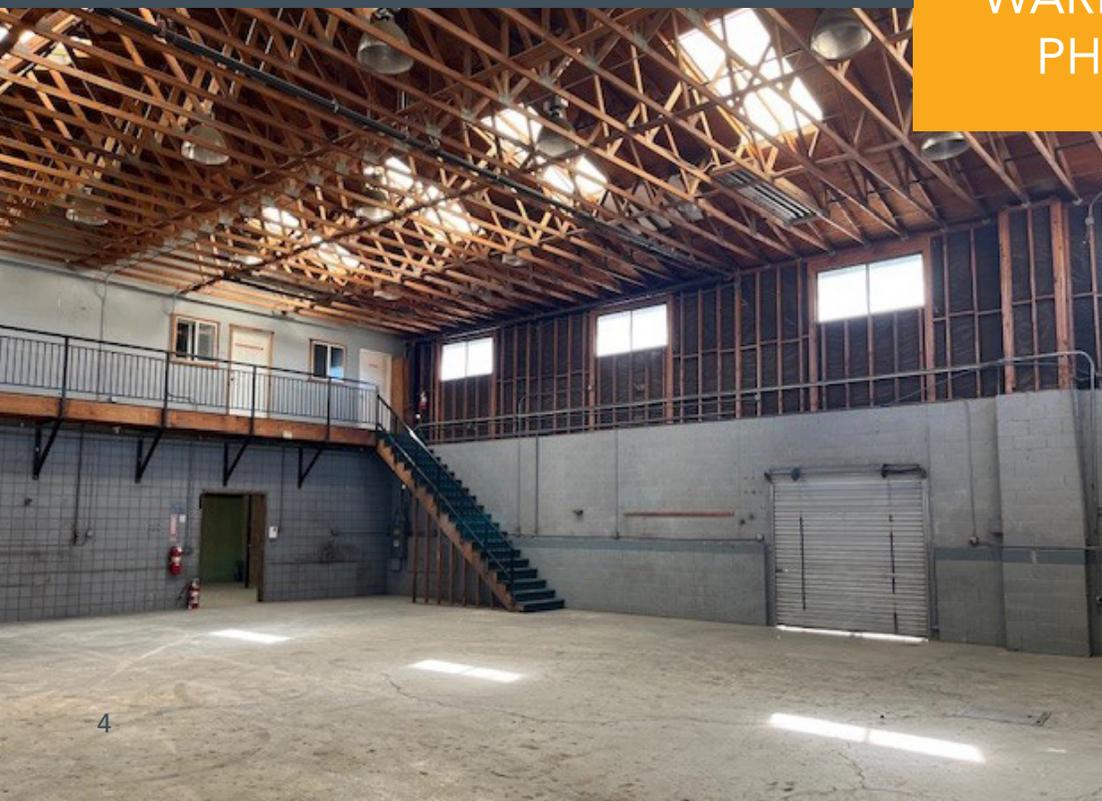
- ▶ Concrete & Slagged Yard, Fenced & Secure
- ▶ 2 Curb Cuts for Easy Ingress/Egress
- ▶ Electrical: 600 Amps, 120/208 Volt to Main Building
- ▶ APN 246-020-010, 246-020-002, 246-020-003, 246-020-011

AERIAL PHOTO

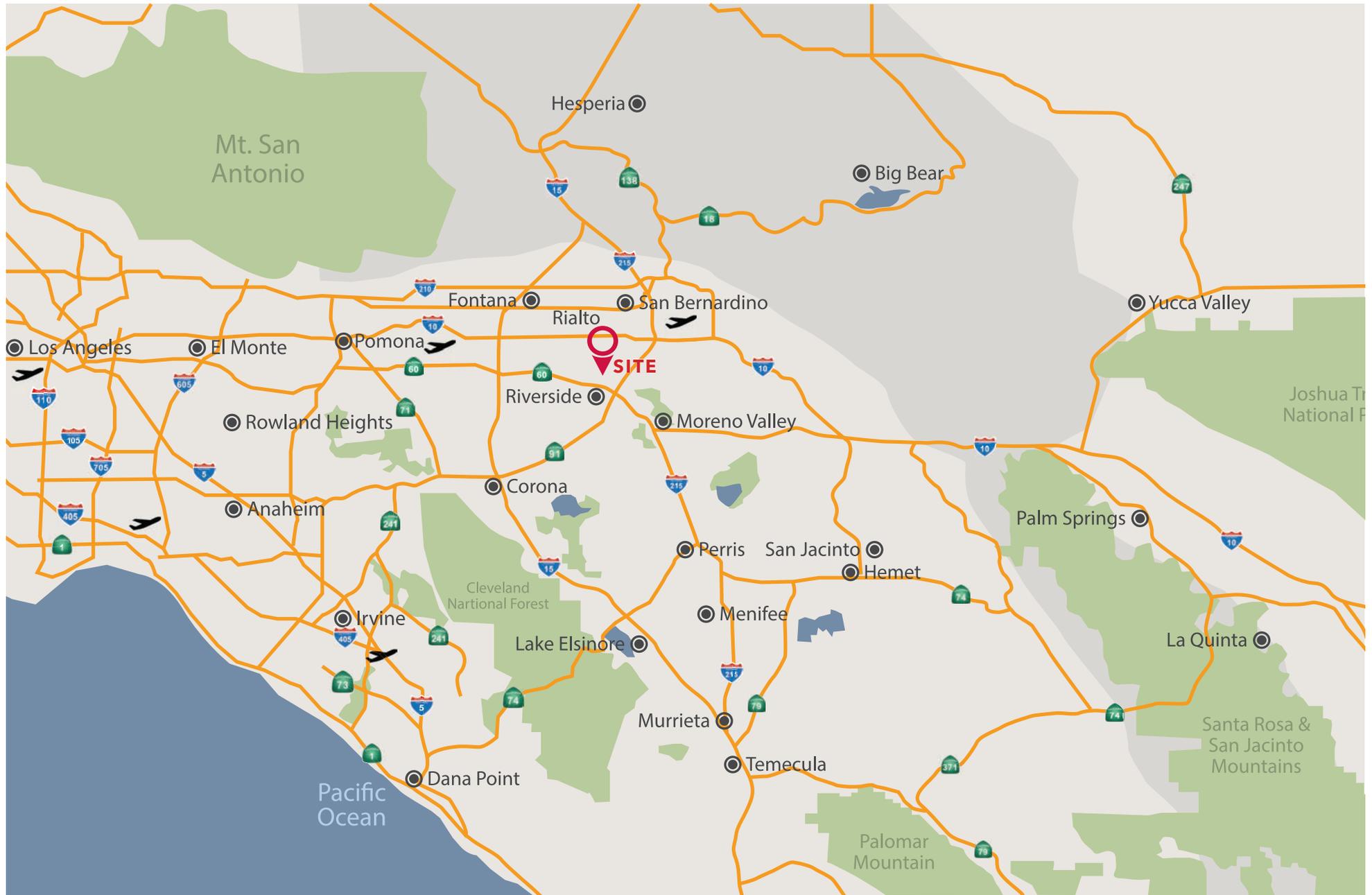




YARD
WAREHOUSE
PHOTOS



REGIONAL MAP





FINN COMER

Senior Vice President

951.276.3618

fcomer@lee-associates.com

DRE #00789864

TOBY TEWELL

Senior Vice President

951.276.3662

ttewell@lee-associates.com

DRE #01822772