

MARKETING BROCHURE



±13,000 SF INDUSTRIAL
WAREHOUSE



KITAKIS REALTY
COMMERCIAL

2879 MAIN STREET, RIVERSIDE, CA 92501

INDUSTRIAL WAREHOUSE | 2879 MAIN STREET, RIVERSIDE, CA 92501

EXCLUSIVELY PRESENTED BY:



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PROPERTY OVERVIEW

PROPERTY FACTS



\$3,000,000



13,000 Sq/ft



Built in 1925



0.39 Acres



4 Bathrooms



5 Parking

PROPERTY HIGHLIGHTS

- **±13,000 SF Industrial Warehouse on ±0.39 Acres**
- **Shared Truck Access Easement for Loading & Maneuverability**
- **Seller Financing Available Subject to Terms**
- **Three Drive In Doors Plus One Dock High Loading Door**
- **Functional Warehouse Layout with Office, Storage & Workshop Areas**

EXECUTIVE SUMMARY

RARE CENTRAL RIVERSIDE INDUSTRIAL OPPORTUNITY WITH MULTIPLE LOADING COMPONENTS, FLEXIBLE ACCESS, AND EXCELLENT FREEWAY CONNECTIVITY.

Located at 2879 Main Street, this approximately 13,000 SF industrial warehouse sits on approximately 0.39 acres in a highly accessible Riverside location near the 60, 91, and 215 Freeways. The property features a functional industrial layout with two large warehouse and workshop areas, approximately 12' clear height, three ground level drive in doors, one front dock high loading door, office space, storage areas, multiple restrooms, and a rear garage/storage component.

The property benefits from a shared driveway configuration with recorded easement access that provides consistent truck access, loading functionality, and maneuverability for day to day industrial operations. The property is serviced by 220 amp power, and according to ownership, previous operations successfully ran large German cabinetry machinery utilizing step up transformers.

Constructed with masonry improvements and positioned along Main Street with strong visibility and central access, the property is ideal for a variety of industrial and commercial uses including cabinetry, fabrication, automotive, contractor operations, light manufacturing, distribution, storage, and owner user occupancy.

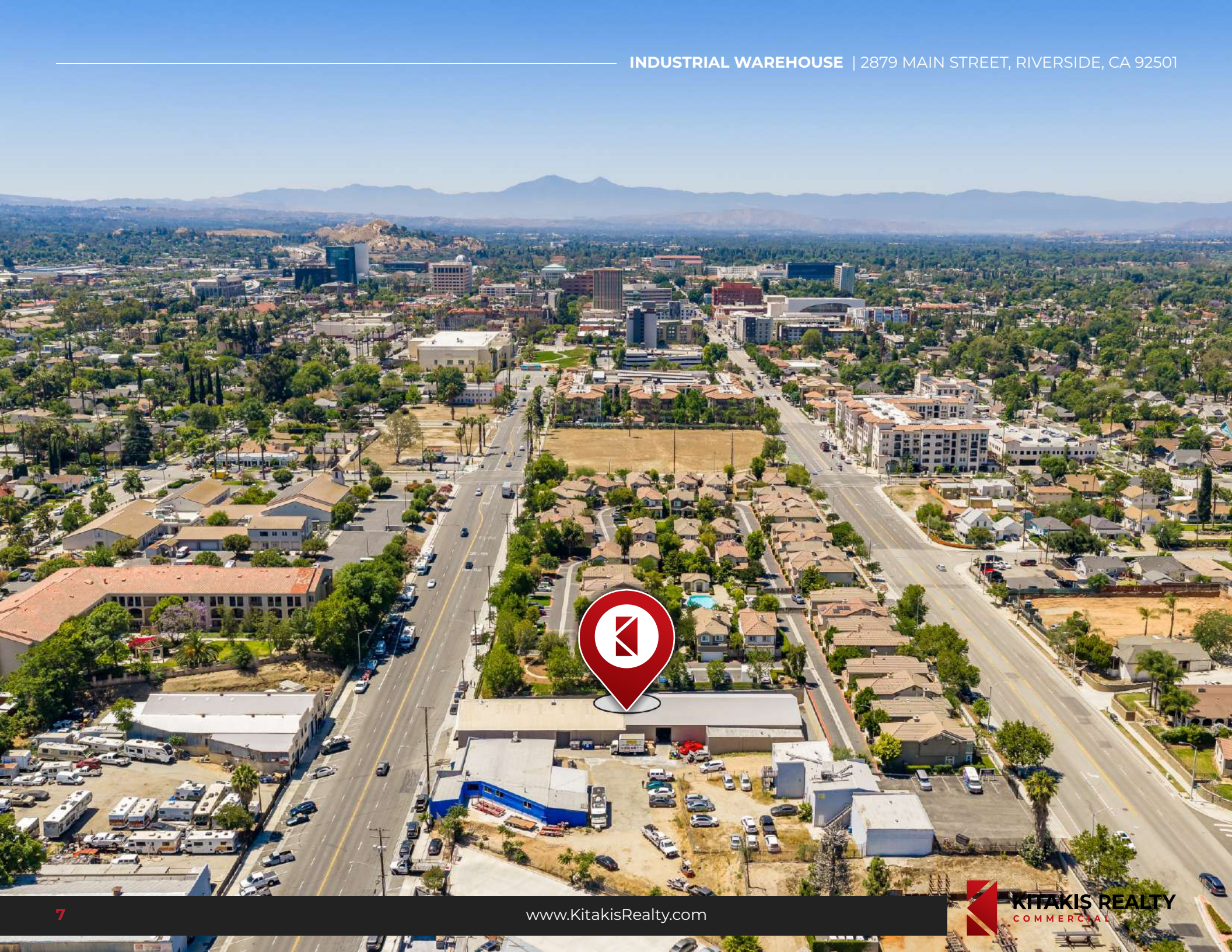
Conveniently located near Downtown Riverside and major transportation corridors, the property also benefits from Opportunity Zone positioning, creating additional long term upside for investors and operators seeking a well located industrial asset in the Inland Empire. Seller financing available subject to terms.

Main Street

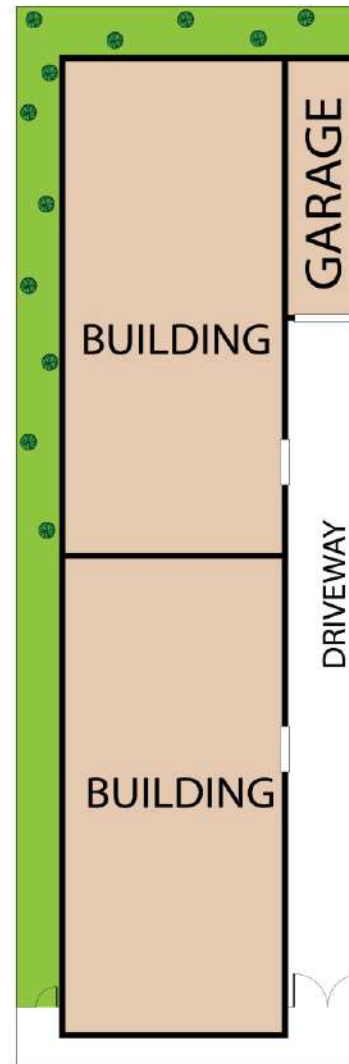
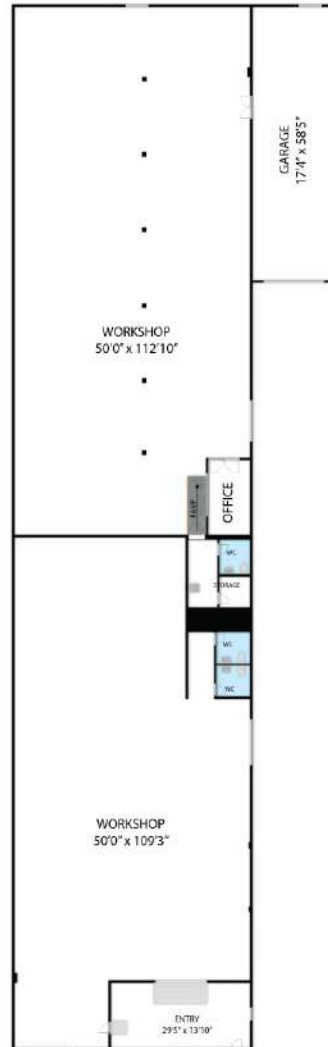
Main Street





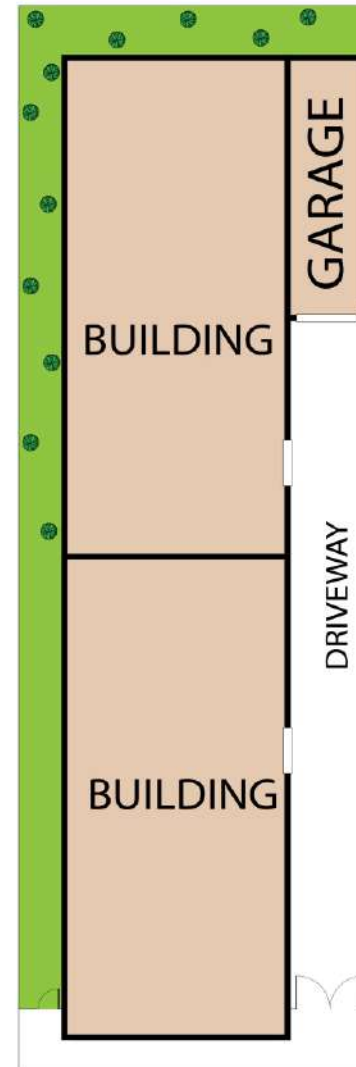
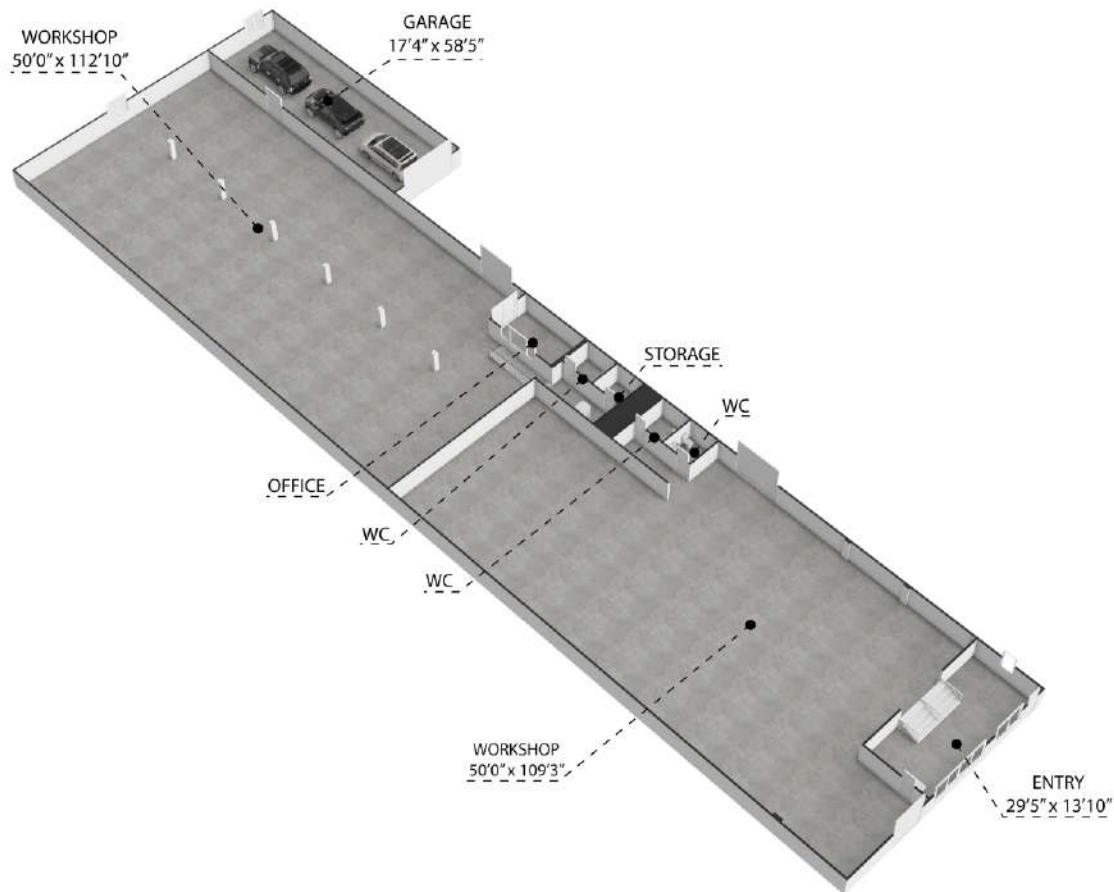


FLOOR PLAN



2879 Main St, Riverside, CA, 92501

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



2879 Main St, Riverside, CA, 92501

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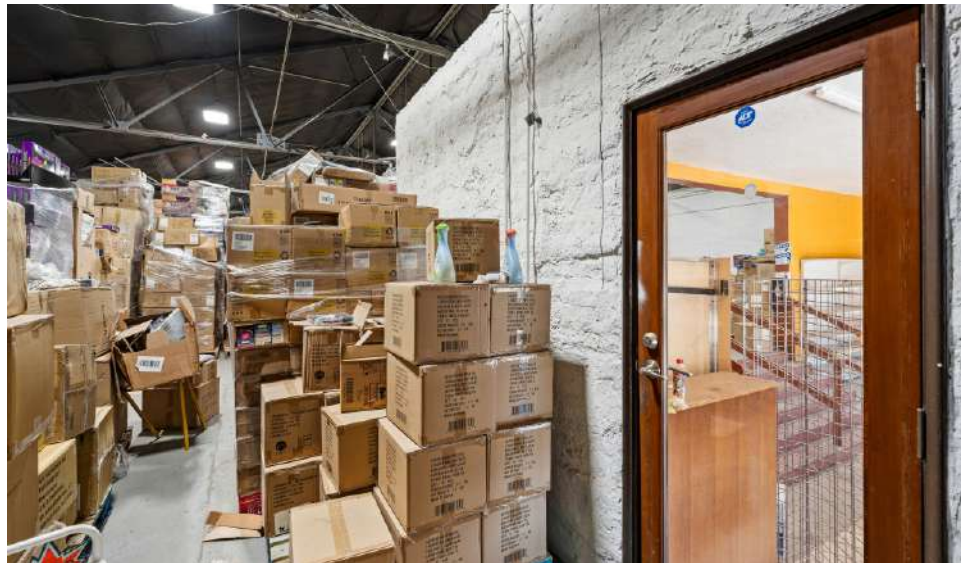
EXTERIOR PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS





LOCATION HIGHLIGHTS

- **Prime Downtown Riverside industrial location with strong frontage along Main Street, supporting continued demand from warehouse, contractor, automotive, fabrication, and service-oriented industrial users**
- **Excellent regional connectivity with immediate access to the 60, 91, and 215 Freeways, providing efficient distribution access throughout the Inland Empire and Southern California logistics corridors**
- **Freestanding approximately ±13,000 SF industrial/warehouse facility situated on approximately ±0.39 acres with fenced and secured access, offering flexibility for operations, storage, and loading activities**
- **Functional warehouse configuration featuring approximately 12' clear heights, three grade-level drive-in doors, one dock-high loading door, and 200A/220V 3-phase power suitable for warehouse, manufacturing, and light industrial uses**
- **Strategic central Riverside location positioned just blocks from Downtown Riverside, providing quick access to major commercial districts, civic centers, transportation hubs, and surrounding Inland Empire markets**
- **Rare opportunity to acquire or occupy a freestanding industrial building in the highly supply-constrained Downtown Riverside market, where limited availability of small-to-mid-size industrial assets continues to support long-term owner-user and investor demand**

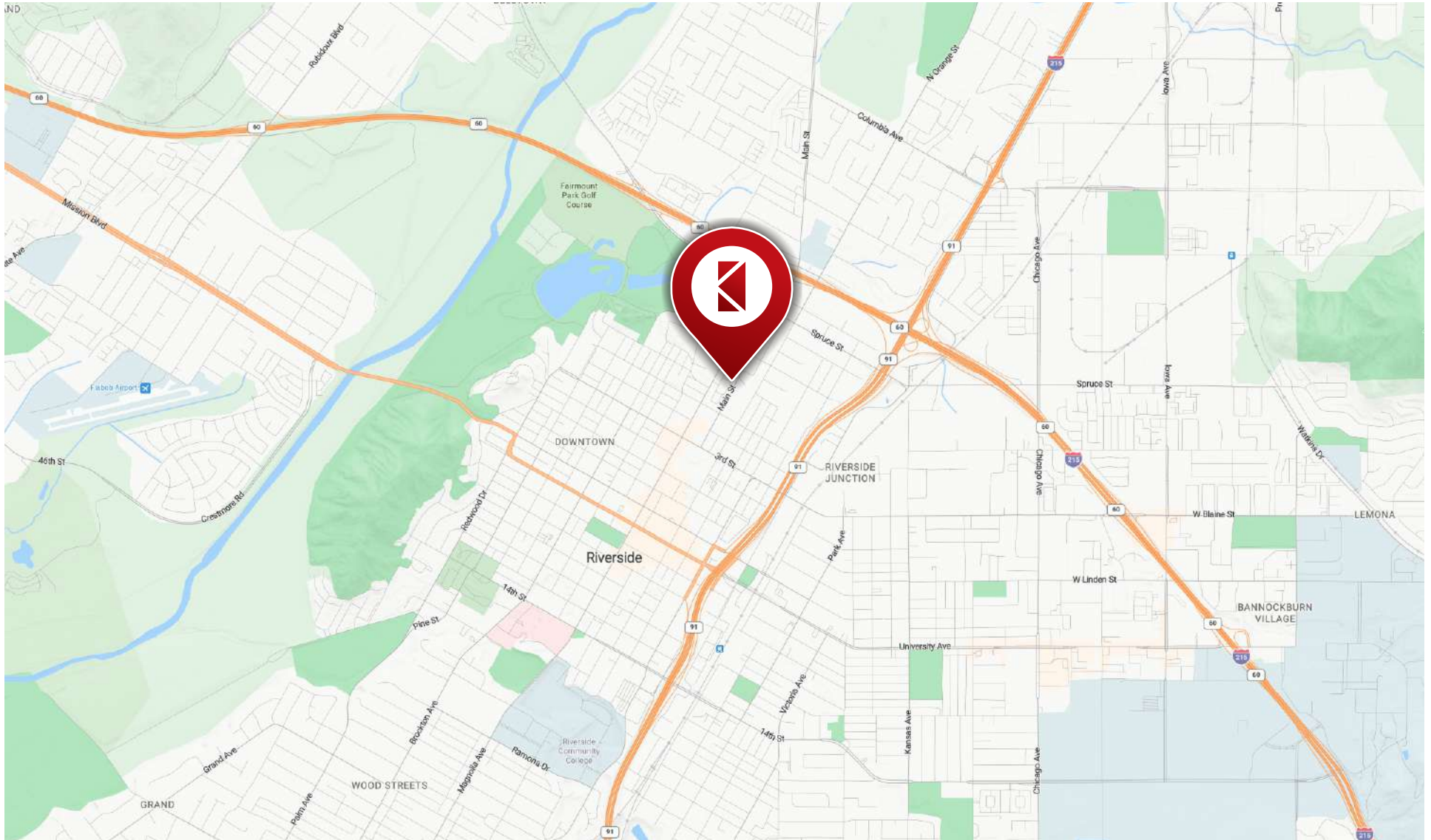


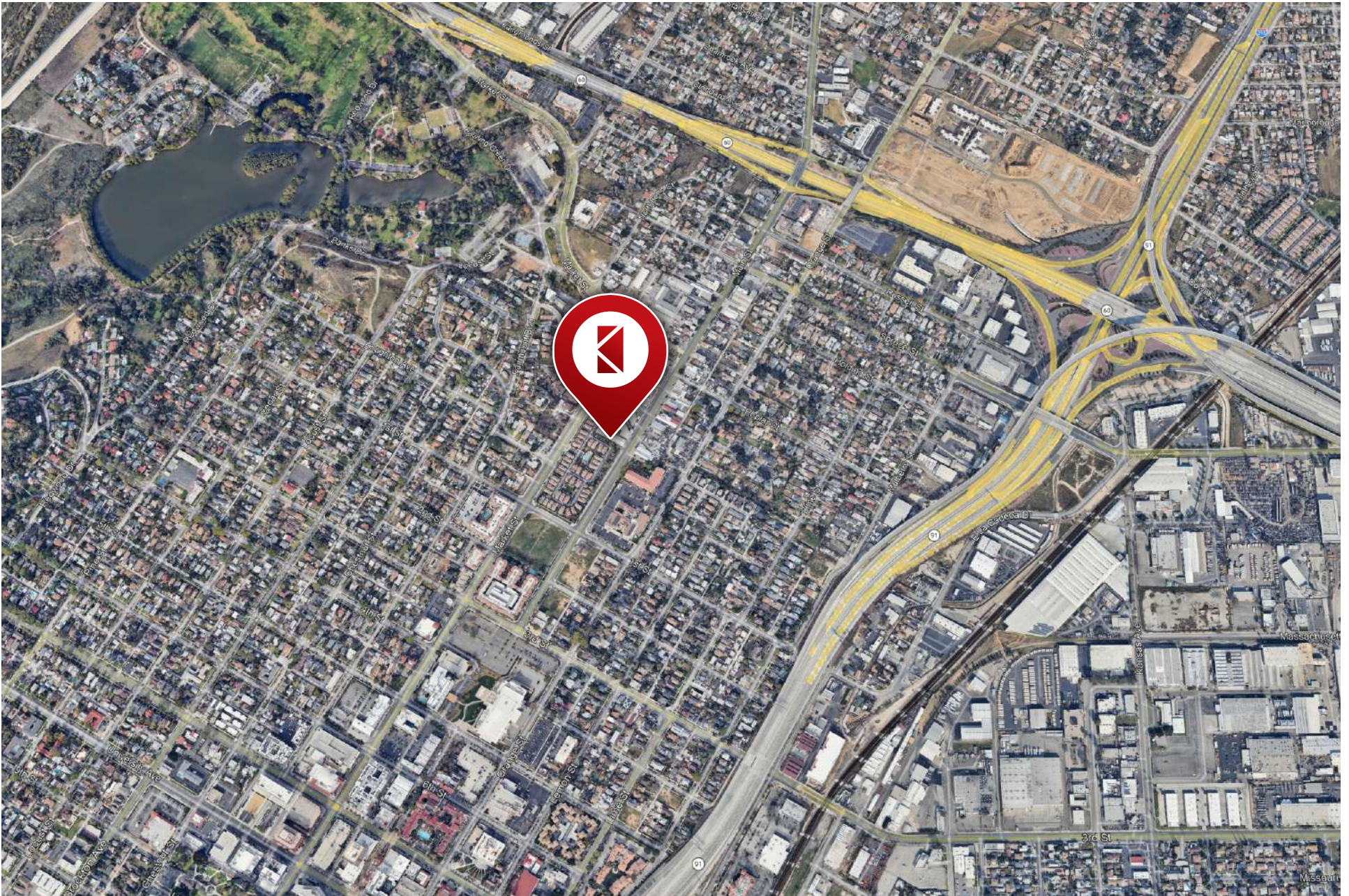


AREA DEMOGRAPHIC

	3 MILES	5 MILES
Population	103,895	234,364
Projected Population Growth	+2.26%	+2.11%
Households	30,579	70,192
Median Household Income	\$77,469	\$88,777
Average Household Size	3.0	3.1
Average Age	35	36
Median Home Value	\$580,113	\$608,820
Avg. Vehicles per Household	2.0	2.0

PROPERTY LOCATION





±13,000 SF INDUSTRIAL WAREHOUSE

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