

FOR SALE

±13,700 SF
INDUSTRIAL BUILDING

2525
KANSAS AVENUE

RIVERSIDE • CA • 92507



MUDGE TEAM

INDUSTRIAL REAL ESTATE



COMMERCIAL REAL ESTATE SERVICES

±13,700

BUILDING SF

±0.48

ACRES

17'

CLEAR HEIGHT

400A

POWER

David Mudge Jr.

(949) 899-0557 • dmudgejr@lee-associates.com

Dave Mudge Sr.

(951) 660-0922 • dmudge@lee-associates.com

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside.
3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | www.lee-associates.com

PROPERTY OVERVIEW

2525
KANSAS AVENUE

SPECIFICATIONS

ADDRESS	2525 Kansas Ave Riverside, CA 92507
SUBMARKET	Hunter Industrial Park
BUILDING SIZE	±13,700 SF
LAND AREA	±0.48 AC · 20,909 SF
CLEAR HEIGHT	17'
LOADING	3 Ground-Level Doors
POWER	400A · 277/480V · 3-Phase
YEAR BUILT	1989
CONSTRUCTION	Wood Frame
ZONING / APN	M-2 · 210-180-003

Specifications are from owner/broker materials and public records. Buyer to independently verify all information.

THE OFFERING

The Mudge Team is pleased to present **2525 Kansas Avenue**, a freestanding ±13,700 SF industrial building on ±0.48 acres in Riverside. The property combines 400A power, functional ground-level loading and an infill industrial location suited to owner-user manufacturing or distribution operations.

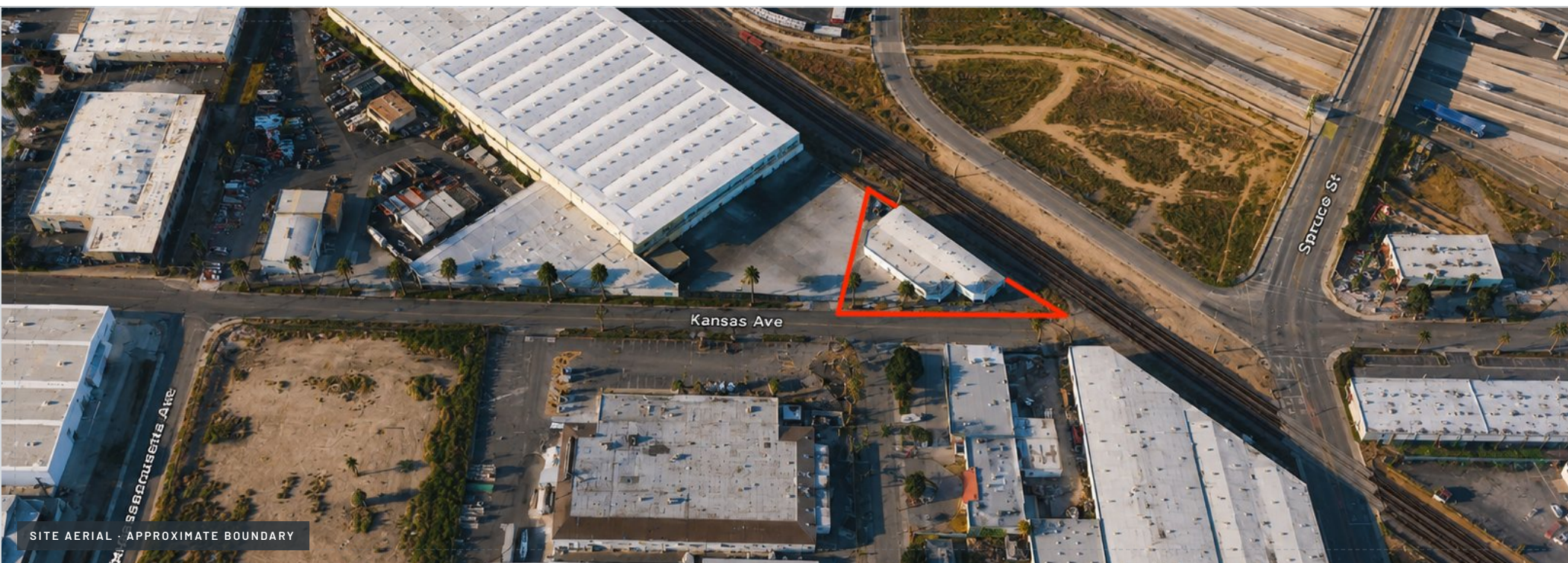
PROPERTY HIGHLIGHTS

- + Freestanding ±13,700 SF industrial building
- + 400A, 277/480V, 3-phase power
- + Three ground-level doors and 17' clear height
- + ±0.48-acre site in Hunter Industrial Park
- + M-2 General Industrial zoning, City of Riverside



PROPERTY PHOTOS

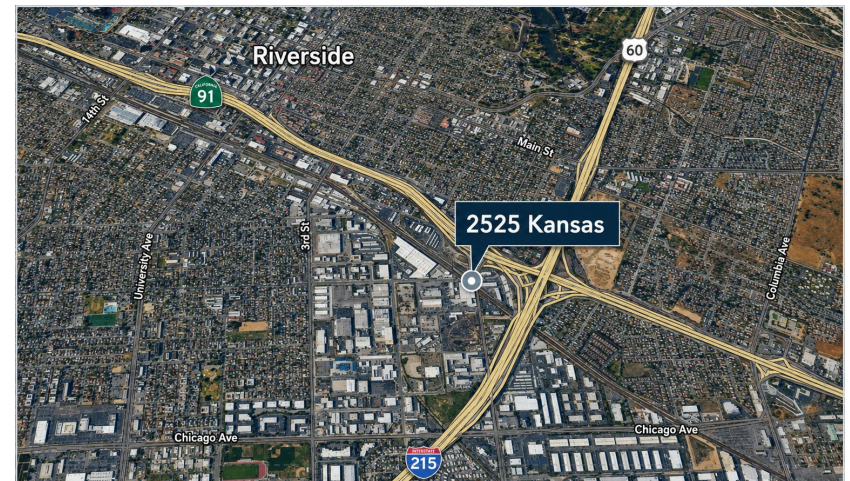




HUNTER INDUSTRIAL PARK

- + Established infill industrial setting in Riverside
- + Regional access to the 60, 91 and 215 Freeways
- + Owner-user configuration for manufacturing or distribution
- + Rail-adjacent location shown in the site aerial

Aerial boundary is approximate. Buyer to verify parcel, access and permitted use.



THE MUDGE TEAM

INLAND EMPIRE INDUSTRIAL SPECIALISTS

2525
KANSAS AVENUE

Kansas Ave

CONCEPTUAL AERIAL RENDERING

MUDGE TEAM

INDUSTRIAL REAL ESTATE

EXCLUSIVELY LISTED BY

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



Dave Mudge Sr

SENIOR VICE PRESIDENT

Decades of Inland Empire industrial brokerage experience with deep owner-user and investor relationships. Market knowledge and transaction history that drive practical pricing and strong local execution.

(951) 660-0922 CA DRE #01070762

dmudge@lee-associates.com



David Mudge Jr

ASSOCIATE

Specializes in Inland Empire industrial sales, leasing, and owner-user representation — underwriting, positioning, and execution for functional assets across Riverside, Corona, and Ontario.

(949) 899-0557 CA DRE #01952258

dmudgejr@lee-associates.com

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside.
3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | www.lee-associates.com