

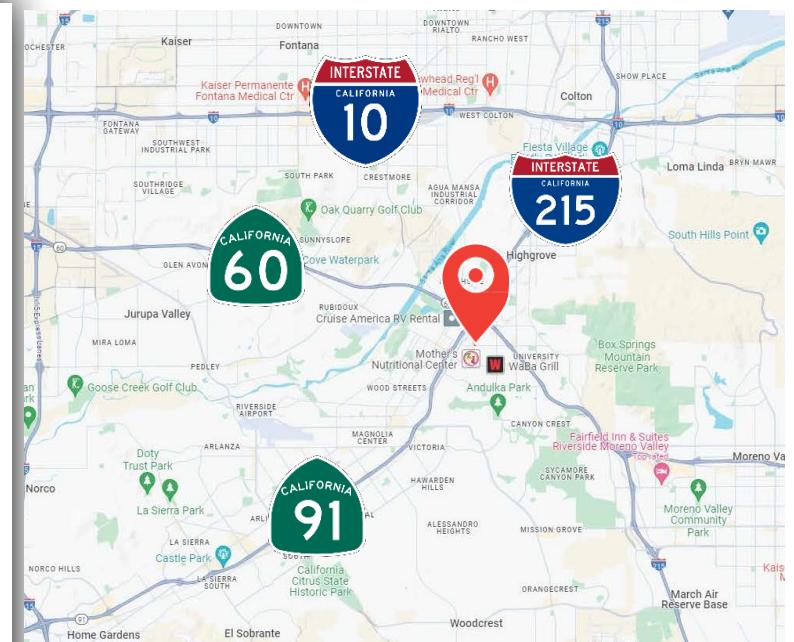
FREE STANDING INDUSTRIAL BUILDING FOR LEASE



3226 FRANKLIN AVE., RIVERSIDE, CA 92507

PROPERTY FEATURES

- \pm 5,255 SF Industrial Building on a \pm 0.24 Acre Lot
- \pm 500 SF Office Space
- Bonus 2nd Story Mezzanine (\pm 1,600 SF)
- Bonus Overhang Storage Yard Area (\pm 1,000 SF)
- Two (2) Ground Level Doors
- \pm 16' Warehouse Clearance (confirm)
- \pm 200 Amps, 3 Phase 3 Wire, 120/240V (verify)
- Free Span Warehouse Area
- Opportunity Zone (possible tax benefits)
- Zoning: I (Industrial) with overlay for Innovation District EE Sub District (Verify with City)
- Great Access to 91, 215 & 60 Freeways



Kyle Williams
949.293.6788

**Ashwill
Associates**

COMMERCIAL REAL ESTATE

CAL DRE Lic# 02015940

kyle@ashwillassociates.com

Corp CAL DRE# 01291393

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

AERIAL VIEW

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Drone Pics

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FLOOR PLAN

3226 FRANKLIN AVE. | RIVERSIDE, CA 92507



First Floor

Second Floor

*Not to Scale