

FREE STANDING INDUSTRIAL BUILDING FOR LEASE

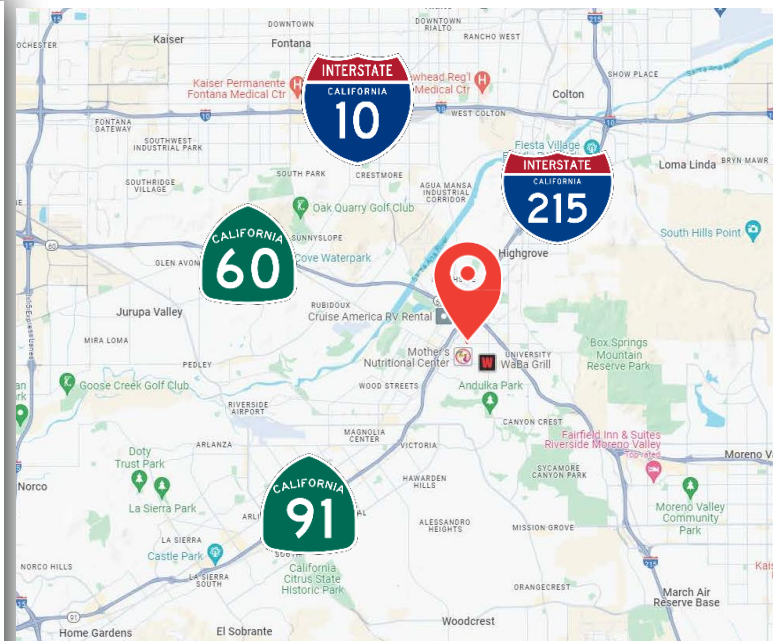


3226 FRANKLIN AVE., RIVERSIDE, CA 92507

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

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.



Kyle Williams
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**Ashwill
Associates**

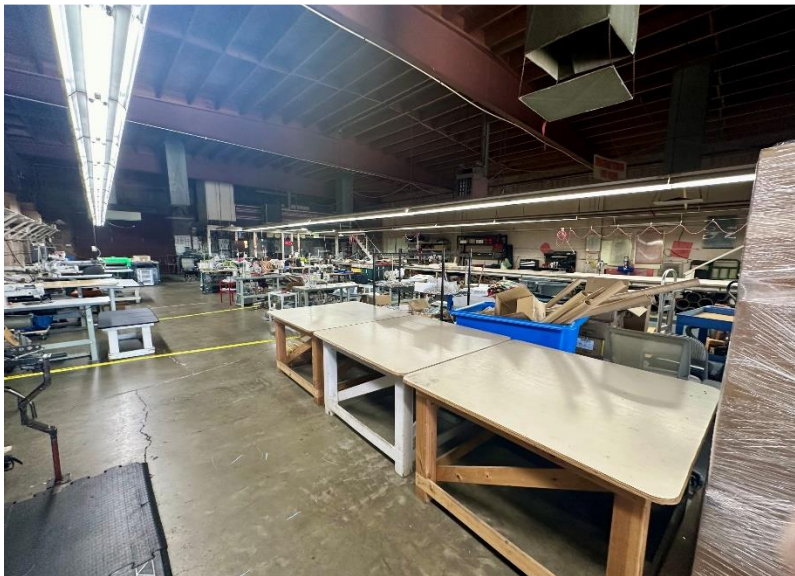
COMMERCIAL REAL ESTATE

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AERIAL VIEW

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Drone Pics

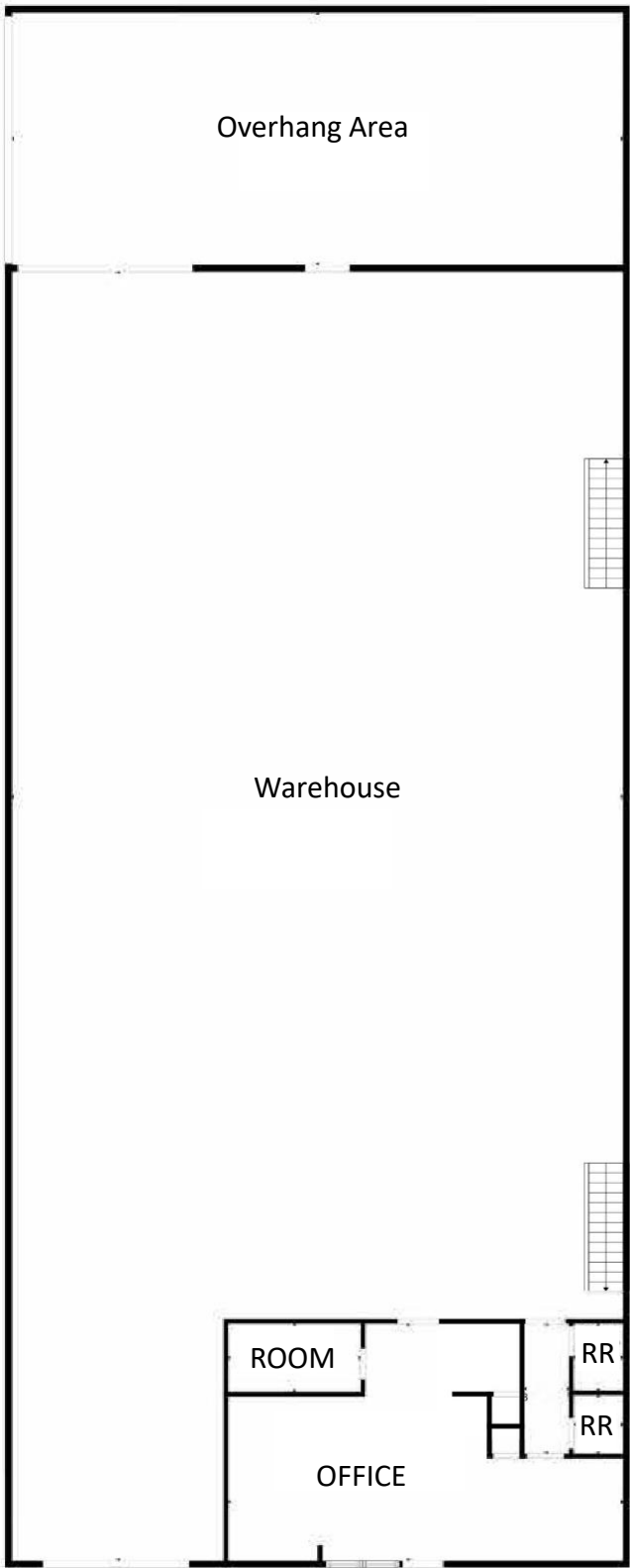
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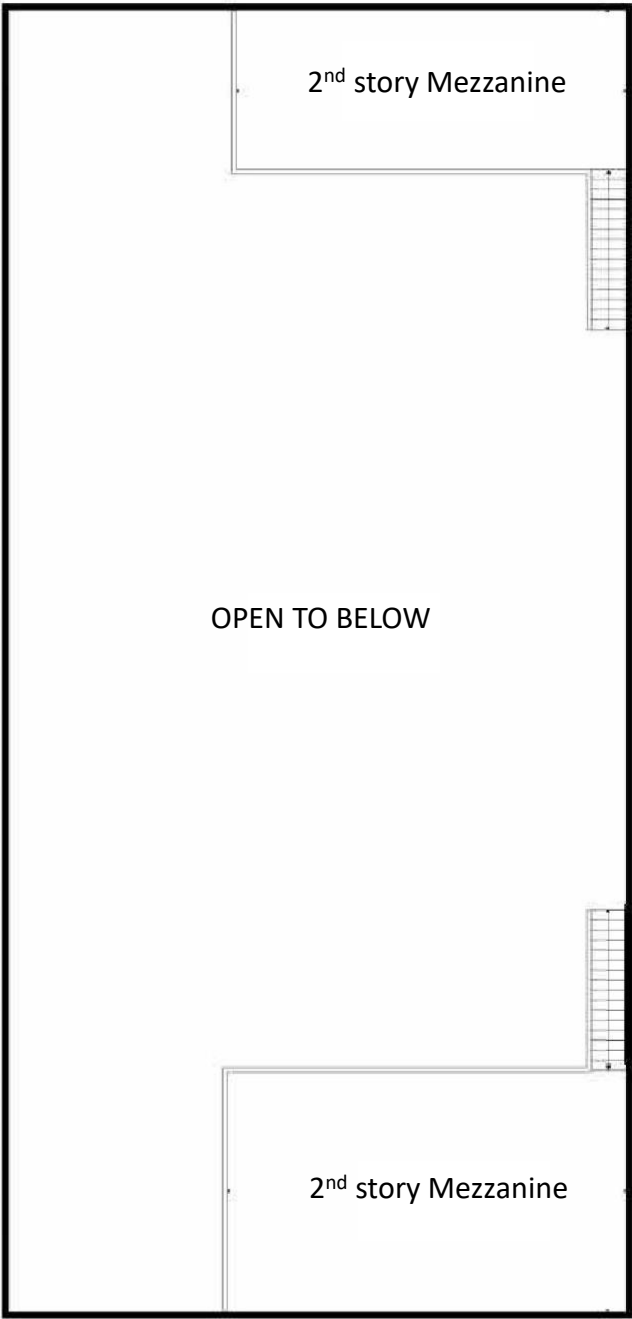
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FLOOR PLAN

3226 FRANKLIN AVE. | RIVERSIDE, CA 92507



First Floor



Second Floor

**Not to Scale*