

±14,128 SF INDUSTRIAL BUILDING FOR SALE

6878 AIRPORT DRIVE, RIVERSIDE, CA

100% NNN LEASED INVESTMENT

Voit

REAL ESTATE SERVICES

GARRETT McCLELLAND

Senior Vice President, Partner

(949) 263-5302 | gmccllland@voitco.com

Lic. # 01848147

PROPERTY FEATURES



±14,128 SF Freestanding Industrial Building



±1,173 SF Single Story Office Area



18' Minimum Height Clearance



Two (2) Ground Level Doors



Secured Yard Area



400 Amps, 277/480 Volts, 3 Phase of Power



.33/2000 Sprinkler System



±2:1,000 Parking Ratio

HIGHLIGHTS

- 5.1% year-one cap rate on in-place Net Operating Income
- Leased to a national credit tenant
- No Association Fees
- Business Park Zoning
- Excellent Access to the 91 Freeway







±14,128 SF INDUSTRIAL BUILDING FOR SALE

6878 AIRPORT DRIVE, RIVERSIDE, CA

Airport Dr

For More Information, Please Contact:

Voit

REAL ESTATE SERVICES



GARRETT McCLELLAND

Senior Vice President, Partner

(949) 263-5302 | gmccllland@voitco.com

Lic. # 01848147

2020 Main Street, Suite 100, Irvine, CA 92037 • 949.851.5100 • 949.261.9092 Fax • Lic #01991785 | www.voitco.com

Licensed as Real Estate Broker and Salesperson by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc.