



Industrial Storage Facilities

9920 Arlington Ave, Riverside, CA 92503



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Industrial Storage Facilities

\$4,999,000

- Fully Paved Fenced Yard with Electric Gate
- ±5,248 SF Renovated Building consisting of (A) ±2,624 SF of Office Building & (B) ± 2,624 SF of warehouse space.
- ±8,000 SF of Metal Canopy plus extra storage spaces around main building.
- The yard counts with 12,000 SF of 4,500 psi new concrete slab recently added for heavy machinery
- Two (2) restrooms in the office building, including Two (2) full baths and One (1) restroom outside the yard.
- Four (4) Offices, lobby, kitchenette, and lunchroom.
- Warehouse Clearance Height 14'-16'
- Property is currently owner-occupied....

- Corner secured yard, Full asphalt paved on 2.0 AC
- Two Gates for Access
- 5,248 SF building with 2,624 SF office space
- 8,000 SF metal canopy
- property recently renovated



Price: \$4,999,000

Property Type: Industrial

Property Subtype: Warehouse

Building Class: C

Sale Type: Investment or Owner User

Lot Size: 2.00 AC

Rentable Building Area: 5,248 SF

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No. Stories: 1

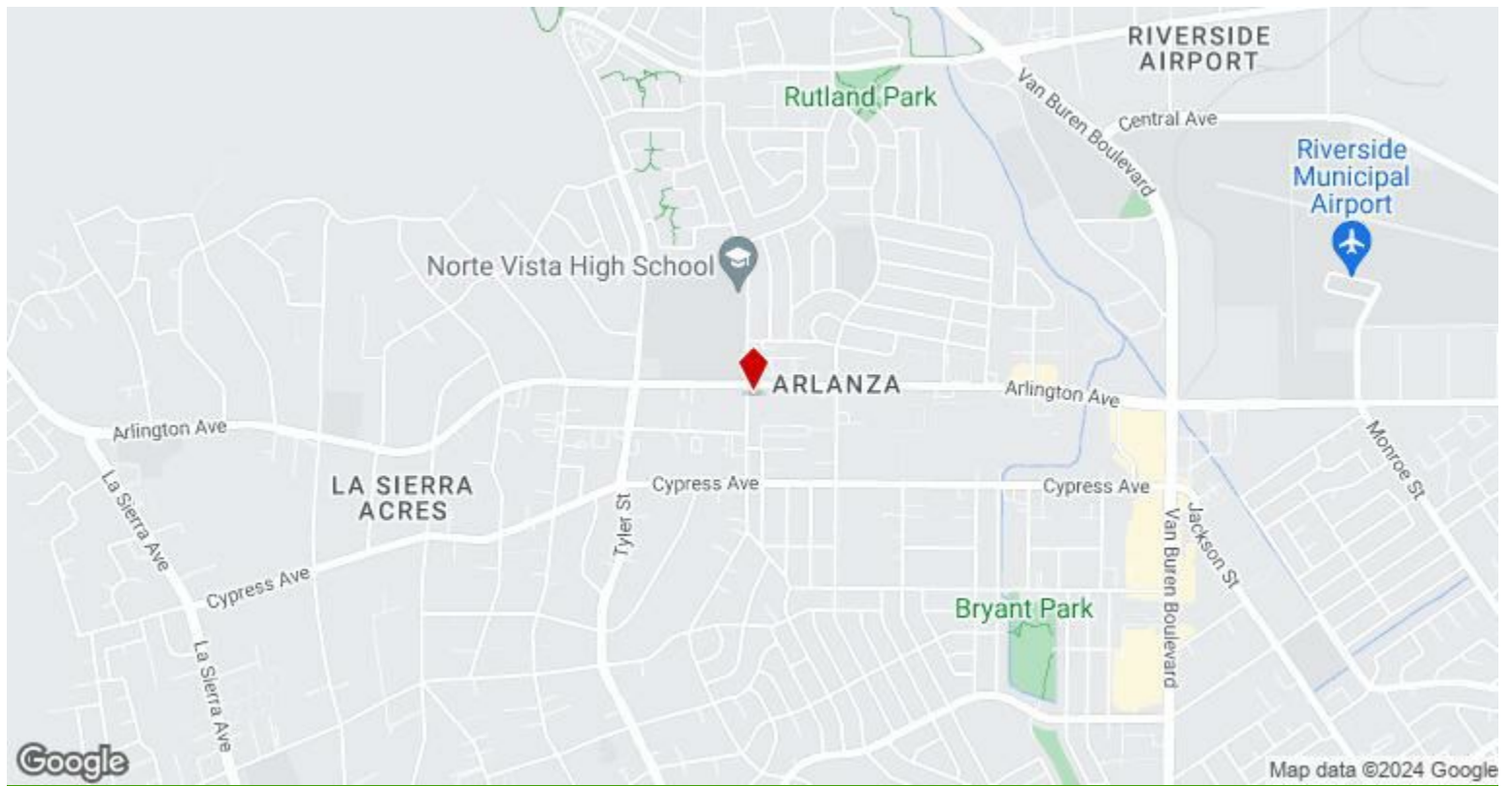
Year Built: 1970

Tenancy: Single

Parking Ratio: 3.81/1,000 SF

Zoning Description: BMP

APN / Parcel ID: 151-020-001



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Property Photos

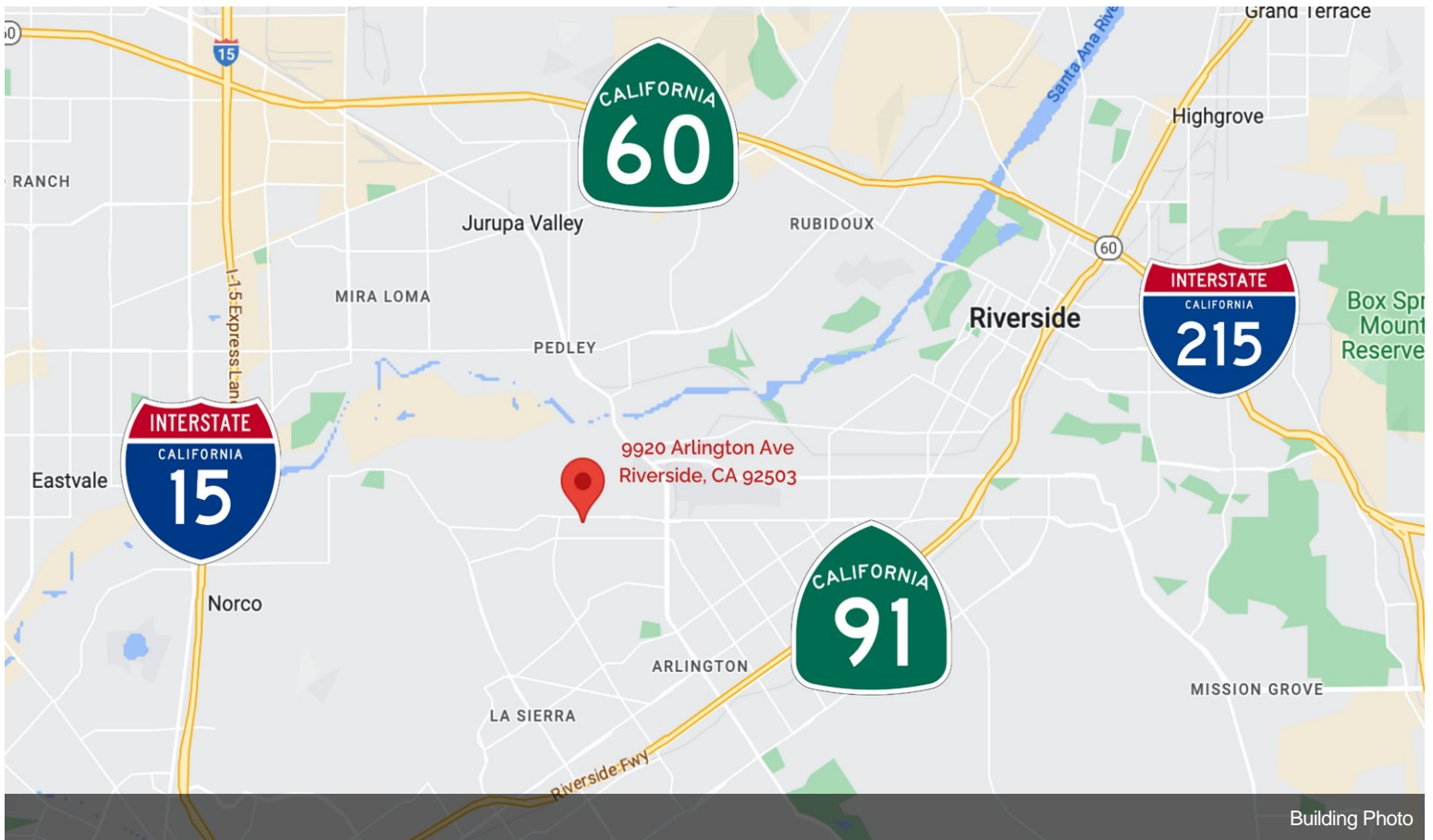
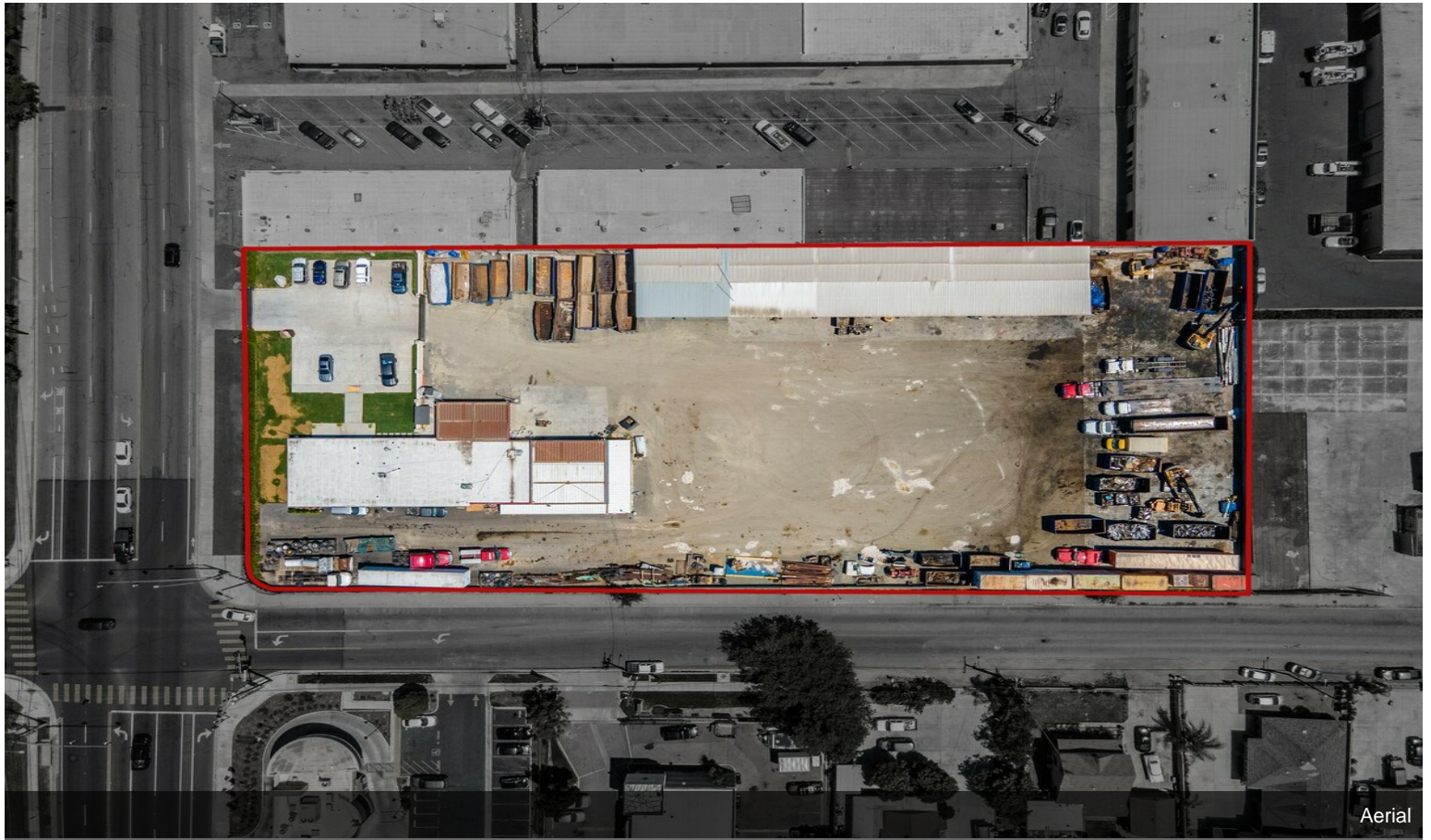


Building Photo

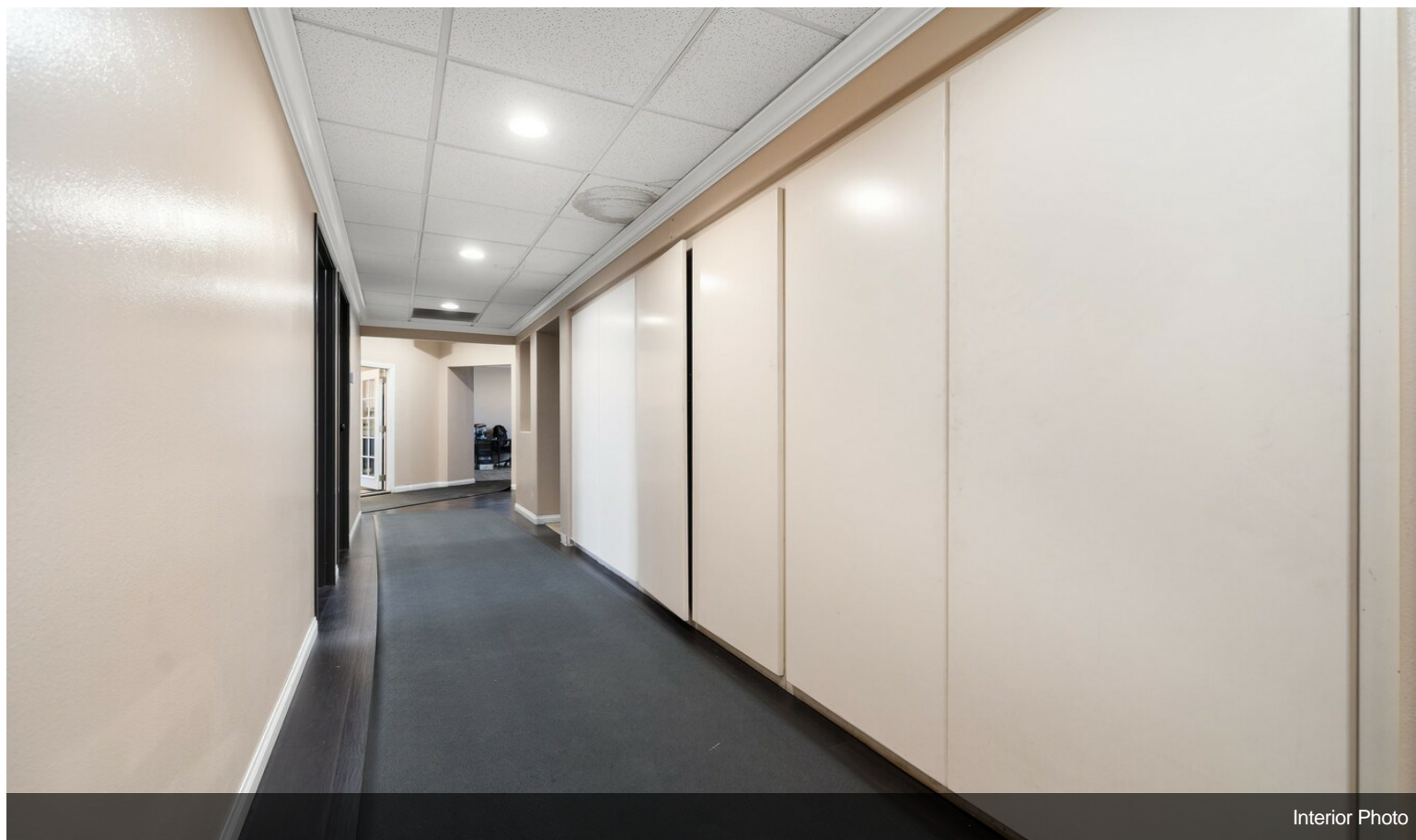


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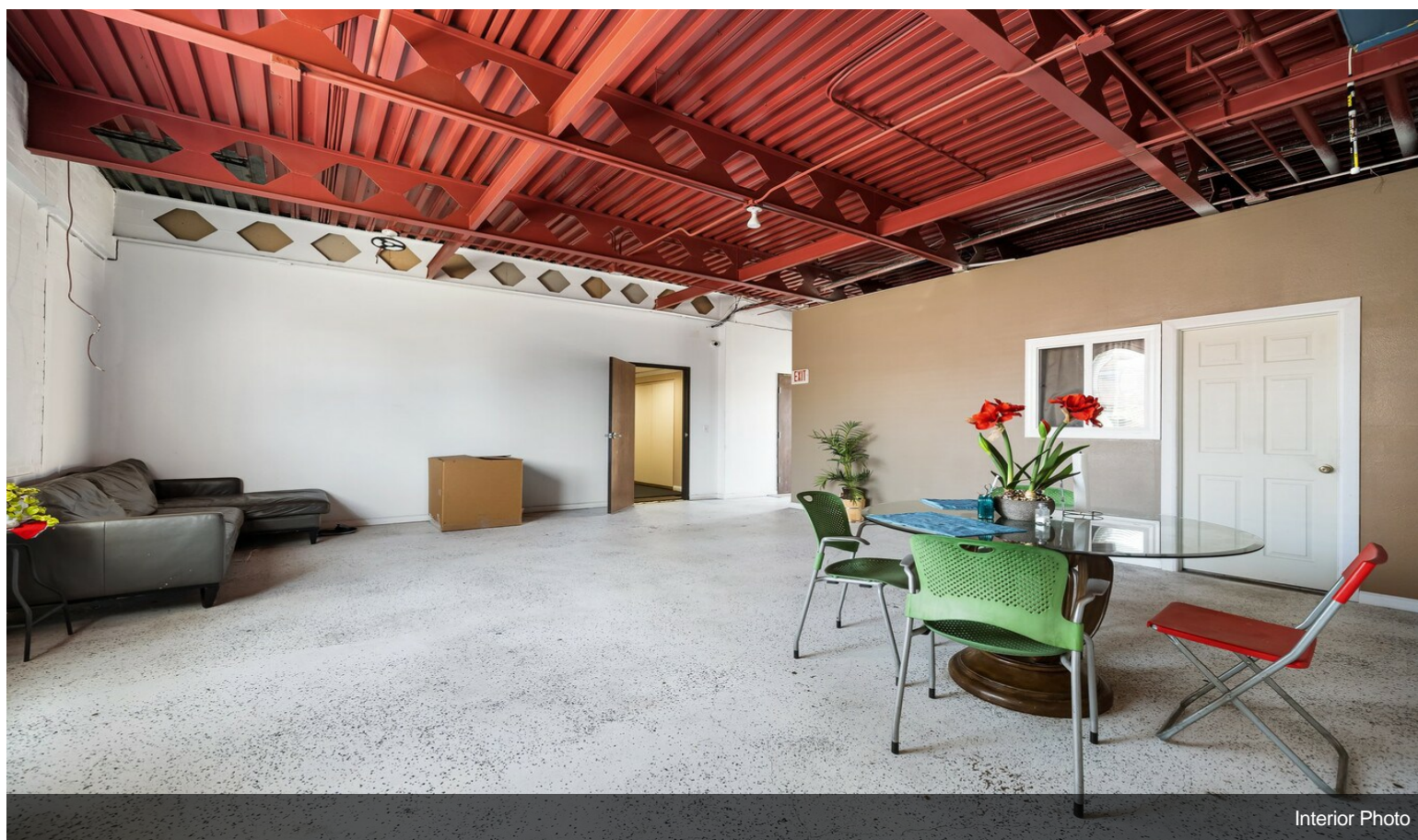
Property Photos



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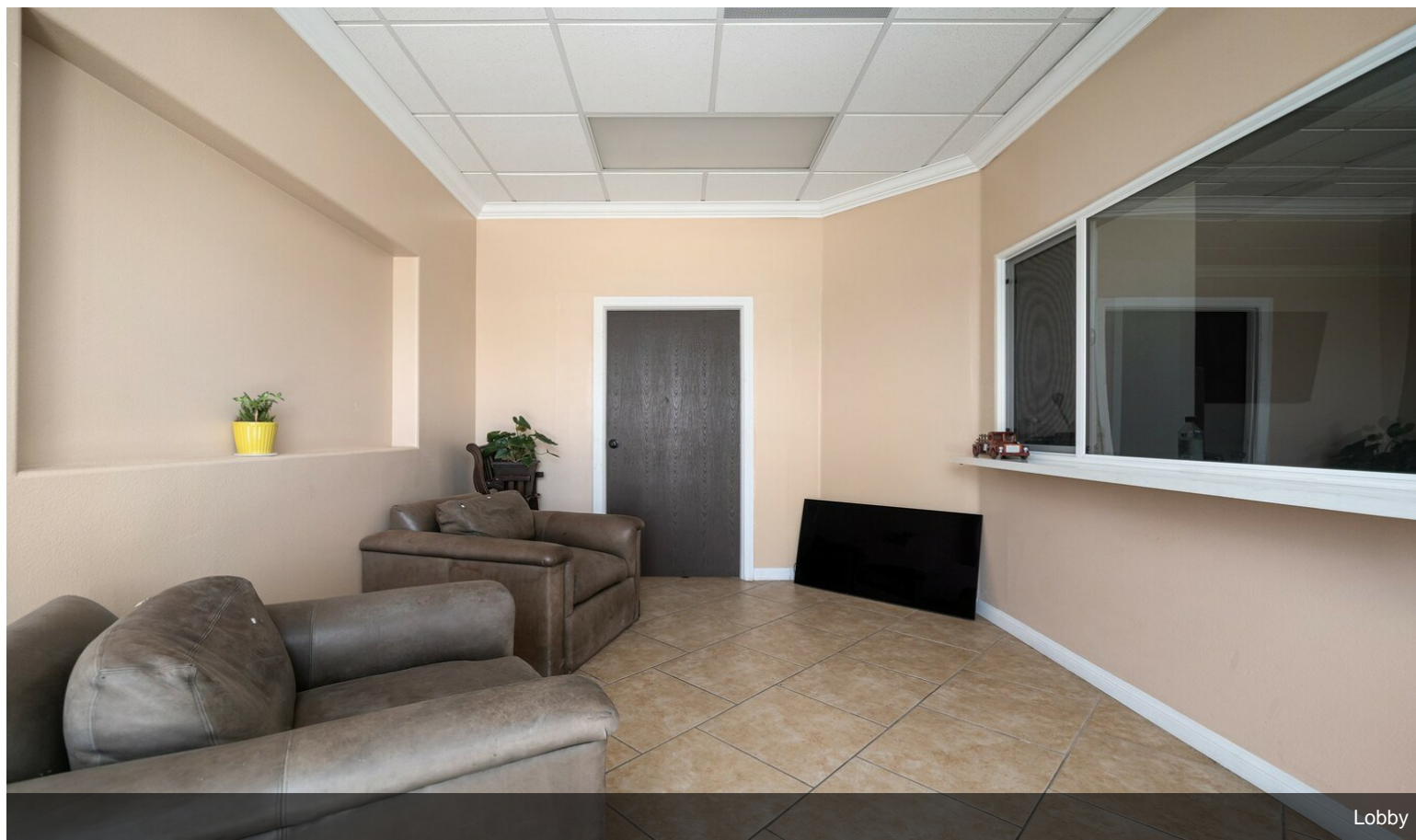


Interior Photo



Interior Photo

Property Photos

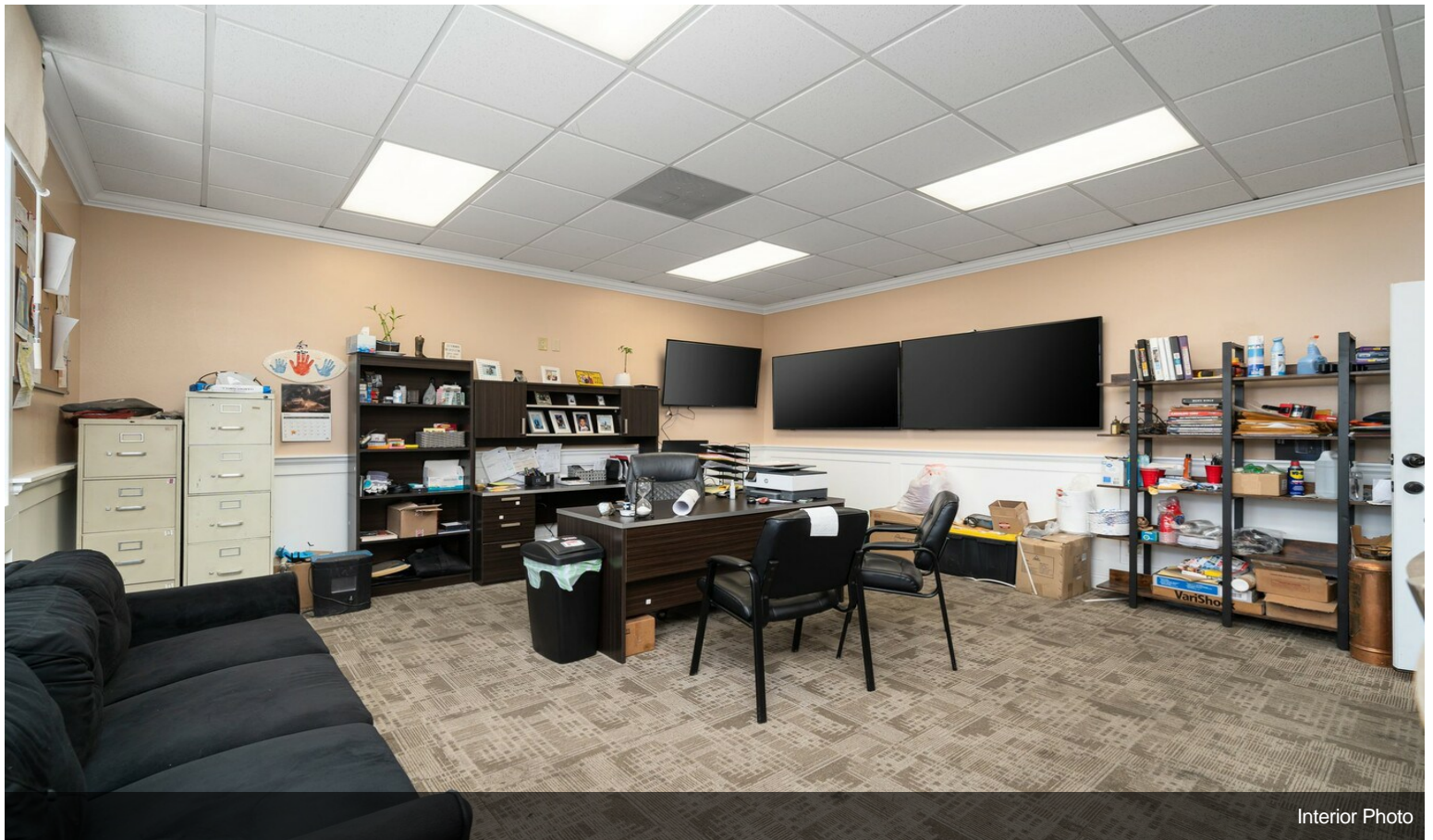
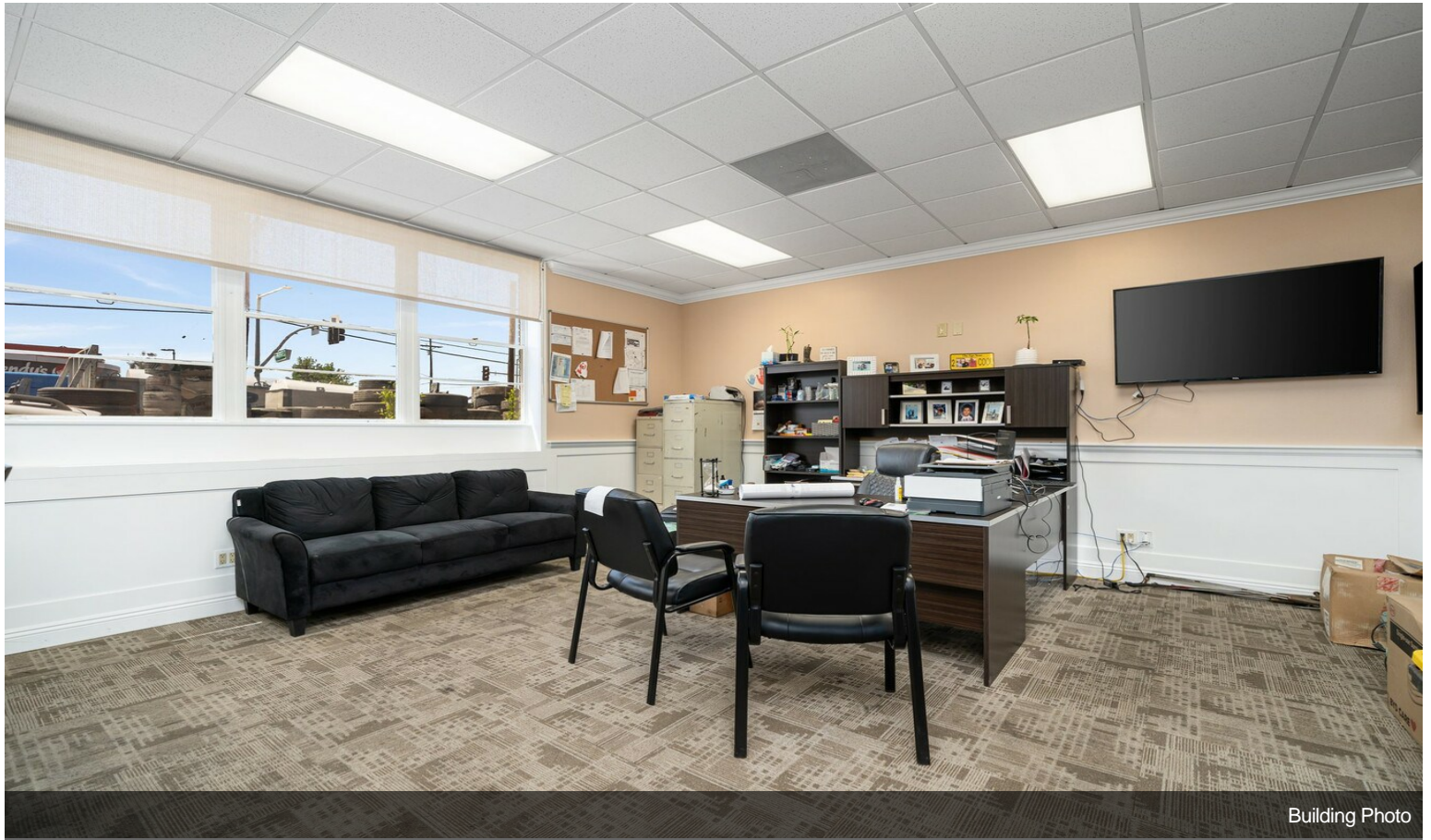


Lobby



Interior Photo

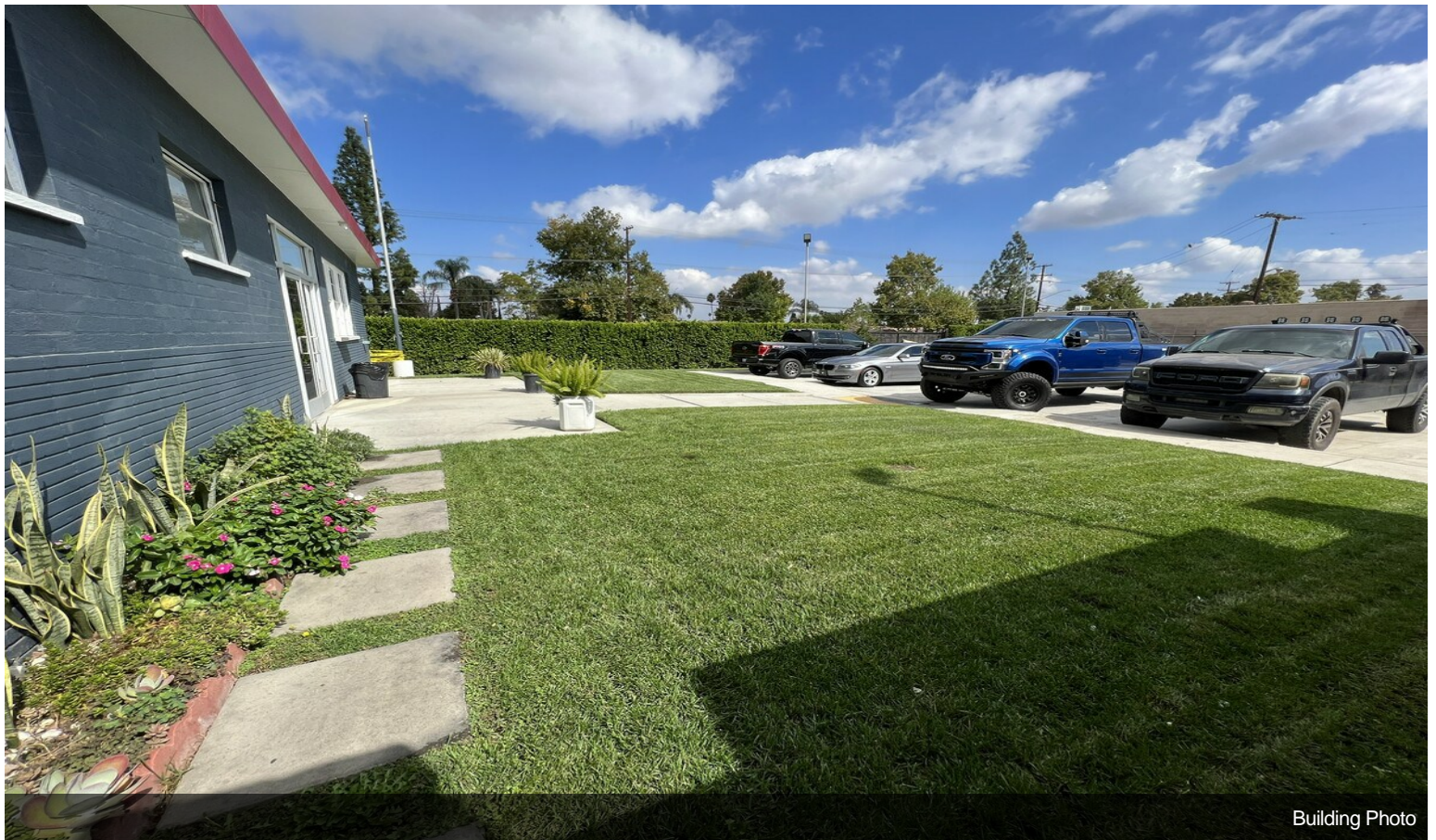
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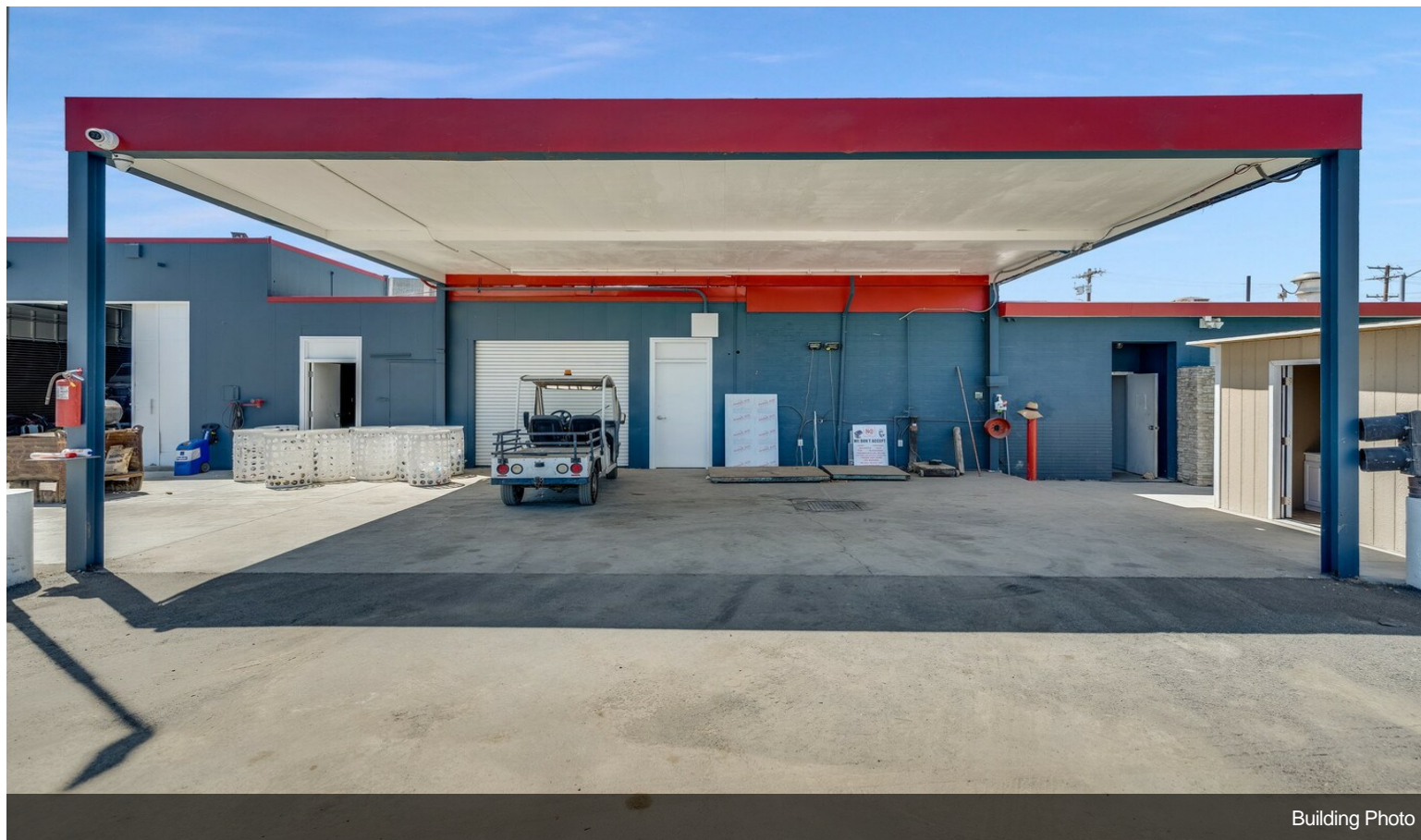


Building Photo

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