

**±18,834  
SQUARE FEET**

**AVAILABLE FOR SALE**

6688 Doolittle Avenue | Building C | Riverside, CA



**FERNANDO ESCOBEDO**  
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DRE #02213624

**LEE & ASSOCIATES - ONTARIO**  
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Corporate ID: 00976995

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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6688 DOOLITTLE AVENUE



**±18,834 SF  
BUILDING SIZE**



**±1,500 SF  
OFFICE**



**YARD  
GATED & SECURE**



**1600  
AMPS/HEAVY POWER**

## PROPERTY FEATURES

- **Docks:** 2
- **Drive Ins:** 1
- **Clear Height:** 20'
- **Columns:** 20' W
- **Parking Ratio:** 2.00/1,000 SF
- **Zoning:** BMP (Business Manufacturing Park)
- **Year Built:** 2005

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## **INVESTMENT HIGHLIGHTS**

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Hubbell Power Systems, Inc. NYSE: HUBB; manufactures a wide variety of transmission, distribution, substation, OEM and telecommunications products used by utilities. In addition, HPS products are used in the residential construction, transportation, gas and water industries. Products include construction and switching products, tools, insulators, arresters, pole line hardware, cable accessories, test equipment, transformer bushings and polymer precast enclosures and equipment pads.

**TENANT:** Hubbell Power Systems, Inc

**LEASE COMMENCEMENT:** 08/01/2023

**LEASE EXPIRATION:** 07/31/2028

**2025 NOI:** \$266,632

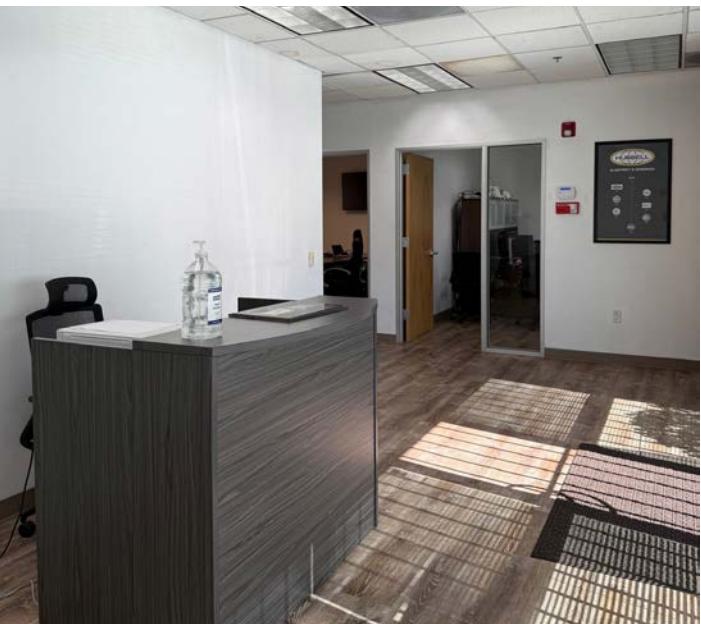
**ANNUAL INCREASES:** 3%

**OPTION:** One 5-Yr Option at FMV

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RIVERSIDE, CA

FOR MORE INFORMATION:

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ONTARIO

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