

±18,834
SQUARE FEET

AVAILABLE FOR SALE

6688 Doolittle Avenue | Building C | Riverside, CA



FERNANDO ESCOBEDO

909.373.2709

fescobedo@lee-assoc.com

DRE #02213624

LEE & ASSOCIATES - ONTARIO

3535 Inland Empire Boulevard | Ontario, CA 91764

(909) 989-7771 | lee-associates.com

Corporate ID: 00976995

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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6688 Doolittle Avenue | Building C | Riverside, CA

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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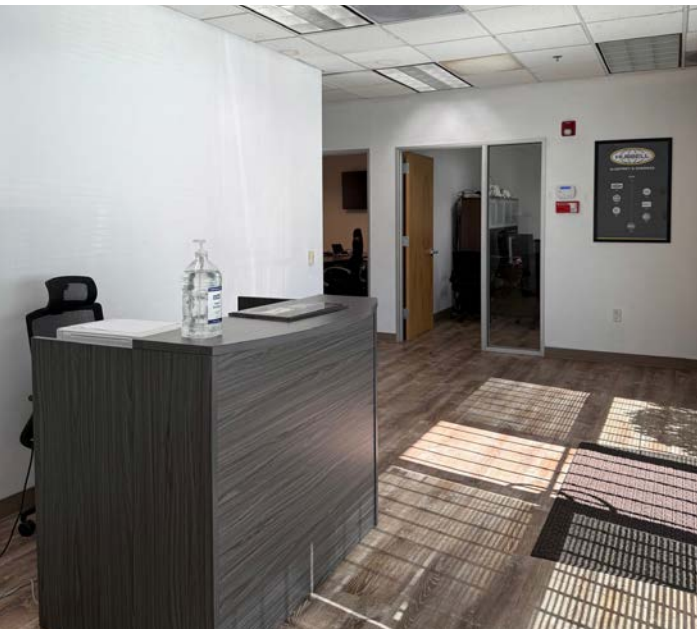
Hubbell Power Systems, Inc. NYSE: HUBB; manufactures a wide variety of transmission, distribution, substation, OEM and telecommunications products used by utilities. In addition, HPS products are used in the residential construction, transportation, gas and water industries. Products include construction 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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COMMERCIAL REAL ESTATE SERVICES
ONTARIO

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