

**CITY ELECTRIC INDUSTRIAL PARK**  
6260 Rutland Avenue, Riverside

**FOR LEASE**  
**± 2,080 SF - ± 8,000 SF**  
**INDUSTRIAL & YARD SPACES**



**AUTO USES CONSIDERED**

**JACKIE BEAUCHAMP**

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DRE License # #01461175 | #01899258



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## PROPERTY HIGHLIGHTS

- ±4,000 - 8,000 SF Industrial Units for Lease
- ±9,366 SF Yard for Lease (with or without unit)
- Multi-Tenant Project
- Each Suite Has Interior Office/Restroom(s)
- BMP – Business Manufacturing Park Zoning (Verify)
- Warehouse w/15-17' Clearance (Varies by location)
- Rear Ground Level Doors (12w x 14h & 16wx 14h)
- Power: 100A, 3P/4W (Verify)
- Easy Access to 91/15 FWYS
- CALL AGENT TO SHOW!



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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.

CORPORATE OFFICE: 1495 E. WARNER AVENUE ~ SANTA ANA, CA 92705  
Orange County 714-241-1141  
Inland Empire: 951-684-1251

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## AVAILABILITY

| SUITE                                    | SQ. FT. | BASE RENT   | CAM                                      | DESCRIPTION  | AVAIL. DATE |
|--|---------|---|--|--|-------------|
| 6260 Rutland Avenue, Suite 18, Riverside | 2,080   | \$2,810.00 (1.35/SF)<br>Auto uses considered at 1.50/SF     | No CAM, Water and on-site trash included | 1 Private Office, Warehouse with 1 GL Loading Door and 2 restrooms | Immediately |
| YARD B9b                                 | 9,366   | .25/SF (w/a leased space and .40/SF without a leased space) | No CAM, Water and on-site trash included | Fenced Yard  | Immediately |

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