

**Available
For Sale**

\$250,000

**General Industrial
Zoned Lot**

**Automotive Service
or
Light Manufacturing**

**Immediate Access to
91 / I-215 / 60 Freeway**

9,148 SF Site

**Building
Plans Included**

**Zoned
I – Industrial**

Industrial Zoned Lot **Riverside**

1160 Stacy Court, Riverside CA 92507
(Northeast Corner of Stacy Ct. & Paige Drive – Hunter Park)



Approved Plans for 2,726 SF Building

Automotive or Industrial

Corner Lot

Hunter Park Location

Two points of access

Immediate Access to I-215



Investment REAL ESTATE
Done Right

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale and availability are subject to change or withdrawal without notice.

DETAILS – 1160 Stacy Court

Address: 1160 Stacy Court, Riverside, CA 92507

APN: 249-033-021

Site Size (SF): 9,043 Square Feet or 0.21 Acres

Located at the northeast corner of Stacy Court and Paige Drive, in the Hunter Park area of the city of Riverside. This site is well suited for a variety of light industrial, automotive service, or other office / service commercial use. Plans included for 2,726 SF automotive service building included (slab is poured but permit is expired). The location is key and benefits from the close proximity to the 91 / I-215 Freeway as well as the 60 Freeway interchange. The corner site allows access from two streets.

Stacy Court –Vacant Land- Riverside, CA



Stacy Court –Vacant Land- Riverside, CA

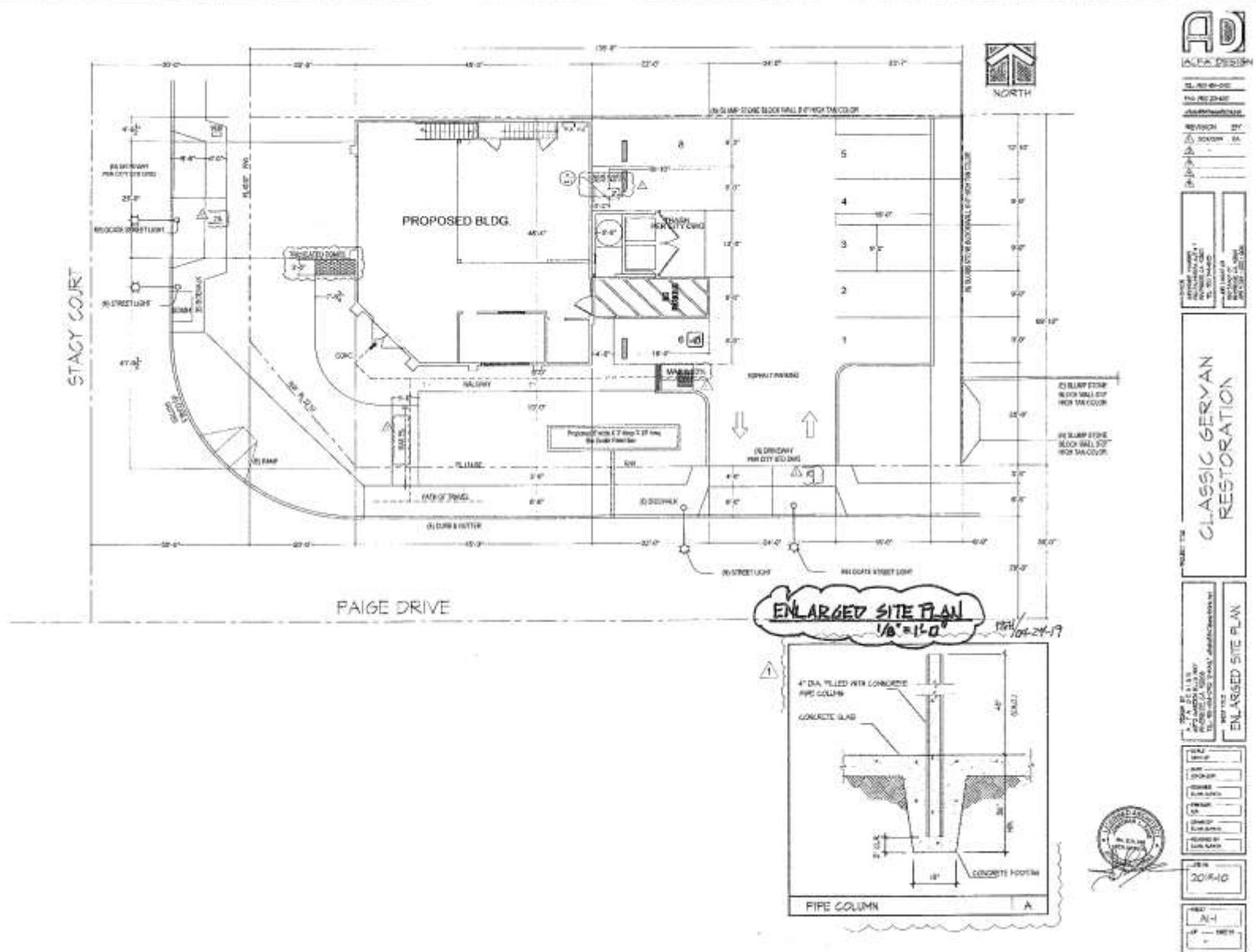


Stacy Court –Vacant Land- Riverside, CA

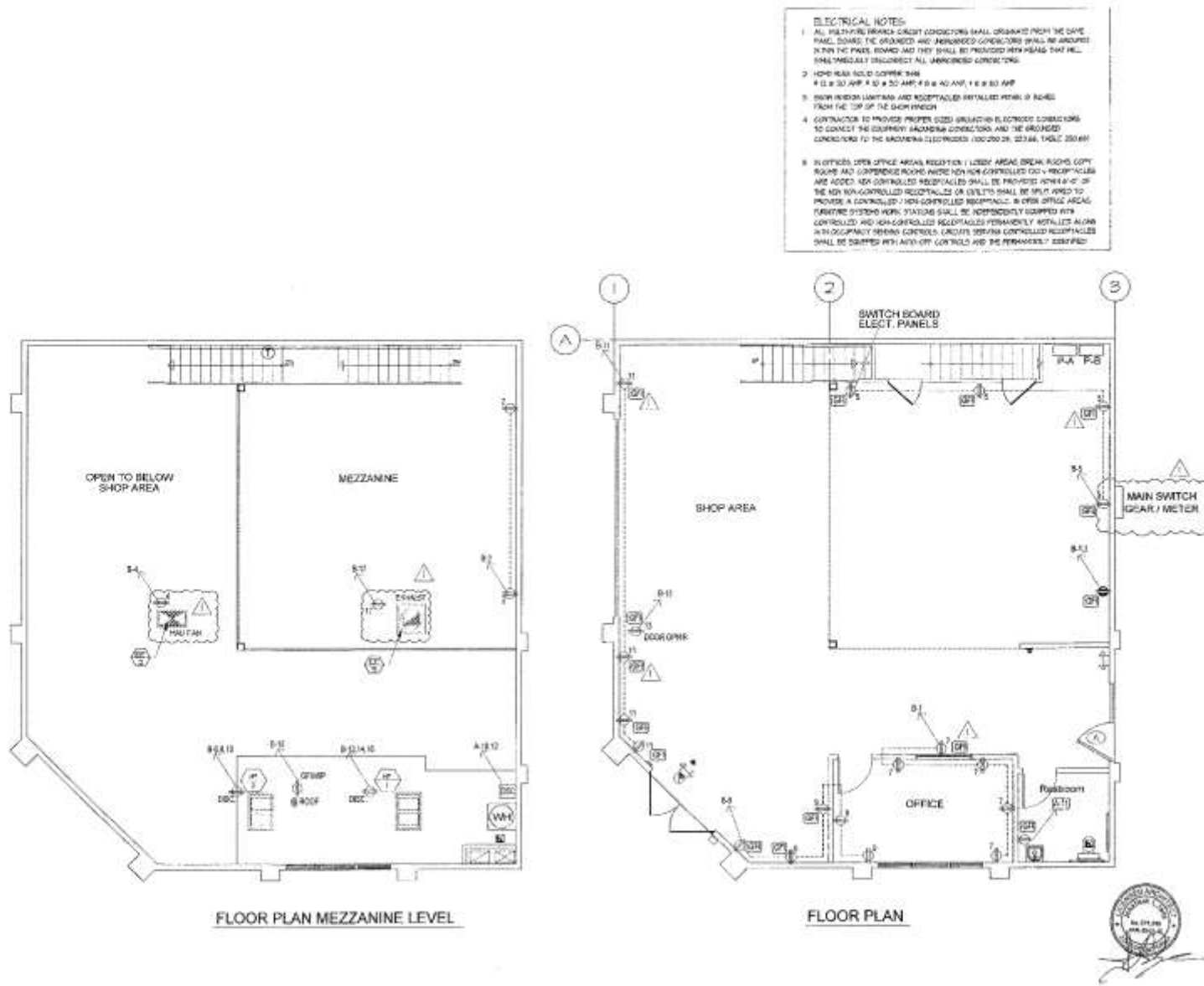
PROPOSED BUILDING ELEVATION



Stacy Court – Vacant Land- Riverside, CA



Stacy Court – Vacant Land- Riverside, CA



ELECTRICAL NOTES

1. ALL MULTIPHASE BRANCH CIRCUIT CONDUIT SHALL ORIGINATE FROM THE SAME PANEL BOARD. THE ORIGINED AND INSURANCE CONDUIT SHALL BE ANNOTATED IN THE PANEL BOARD AND THEY SHALL BE PROTECTED WITH RISERS THAT WILL INADEQUATELY PROTECT ALL UNINSURANCE CONDUITS.
2. HOWE ROAD SOLID COPPER WIRE
12 @ 30 AMP, # 10 @ 30 AMP, # 8 @ 40 AMP, # 6 @ 50 AMP
3. FROM RECESSED LUMINAIRE AND RECEPTACLES INSTALLED PERM. IS RIGID FROM THE TOP OF THE SHOP FINISH.
4. CONTRACTOR TO PROVIDE PROPER SIZED GROUNDING ELECTRODE CONNECTIONS TO CONNECT THE EQUIPMENT GROUNDING CONDUITS AND THE GROUNDING CONDUITS TO THE BACKFERRING ELECTRODES (100/250 OR 25/88, TABLE 250.66)
5. IN OFFICES OPEN OFFICE AREAS RECEPTION / LOBBY AREAS BREAK ROOMS COPY ROOMS AND CONFERENCE ROOMS PROVIDE NON CONTROLLED (COC) RECEPTACLES AND ADDITIONAL CONTROLLED RECEPTACLES SHALL BE PROVIDED PER 4-4-07 OF THE MCA NON-CONTROLLED RECEPTACLES OR (CULTS) SHALL BE SUPPLY WIRING TO PROVIDE A CONTROLLED / NON-CONTROLLED RECEPTACLE. IN OFFICE AREAS FURNITURE SYSTEM WORK STATIONS SHALL BE NON-CONTROLLED WIRING CONTROLLED AND NON-CONTROLLED RECEPTACLES PERMANENTLY INSTALLED ALONG WITH OCCUPANCY SENSING CONTROLS. CONFERENCE ROOMS CONTROLLED RECEPTACLES SHALL BE EQUIPPED WITH AUTO-OFF CONTROLS AND BE PERMANENTLY IDENTIFIED.

ALFA DESIGN

3000 WILSON AVENUE
SUITE 100
RIVERSIDE, CA 92503
TEL: 951-514-1111
WWW.ALFADESIGN.COM

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 2019-10

CLASSIC GERMAN RESTORATION

POWER PLAN

NO. 2019-10

DATE: 10-01-2019

