

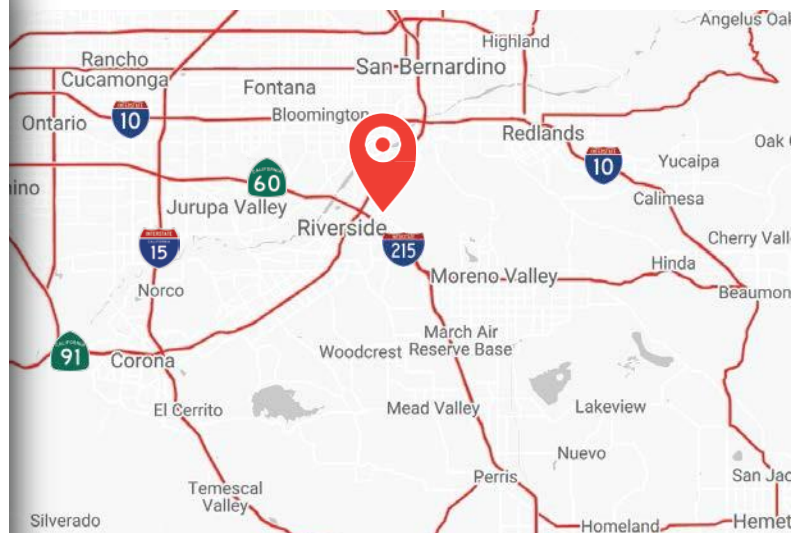
INDUSTRIAL - LEASED INVESTMENT



1350 W. CITRUS ST., RIVERSIDE, CA 92507

PROPERTY FEATURES

- FOR SALE -- Leased Investment Opportunity
- Tenant Lease expires March 31, 2028 (call broker for details)
- ±24,960 SF Bldg. on ± 1.18 Acre Lot (Fenced & Paved)
- ± 3,500 SF Office
- Two (2) Dock High doors with four (4) loading positions
- Zoning: BMP (Business and Manufacturing Park) – verify with City of Riverside
- 800 Amps, 277/480 volt (verify)
- 24' minimum clear height in warehouse
- .42/2000 Sprinkler system (verify)
- APN: 247-140-026



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**Ashwill
Associates**

COMMERCIAL REAL ESTATE

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kyle@ashwillassociates.com

Corp CAL DRE# 01291393

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

Platt Map

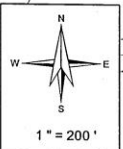
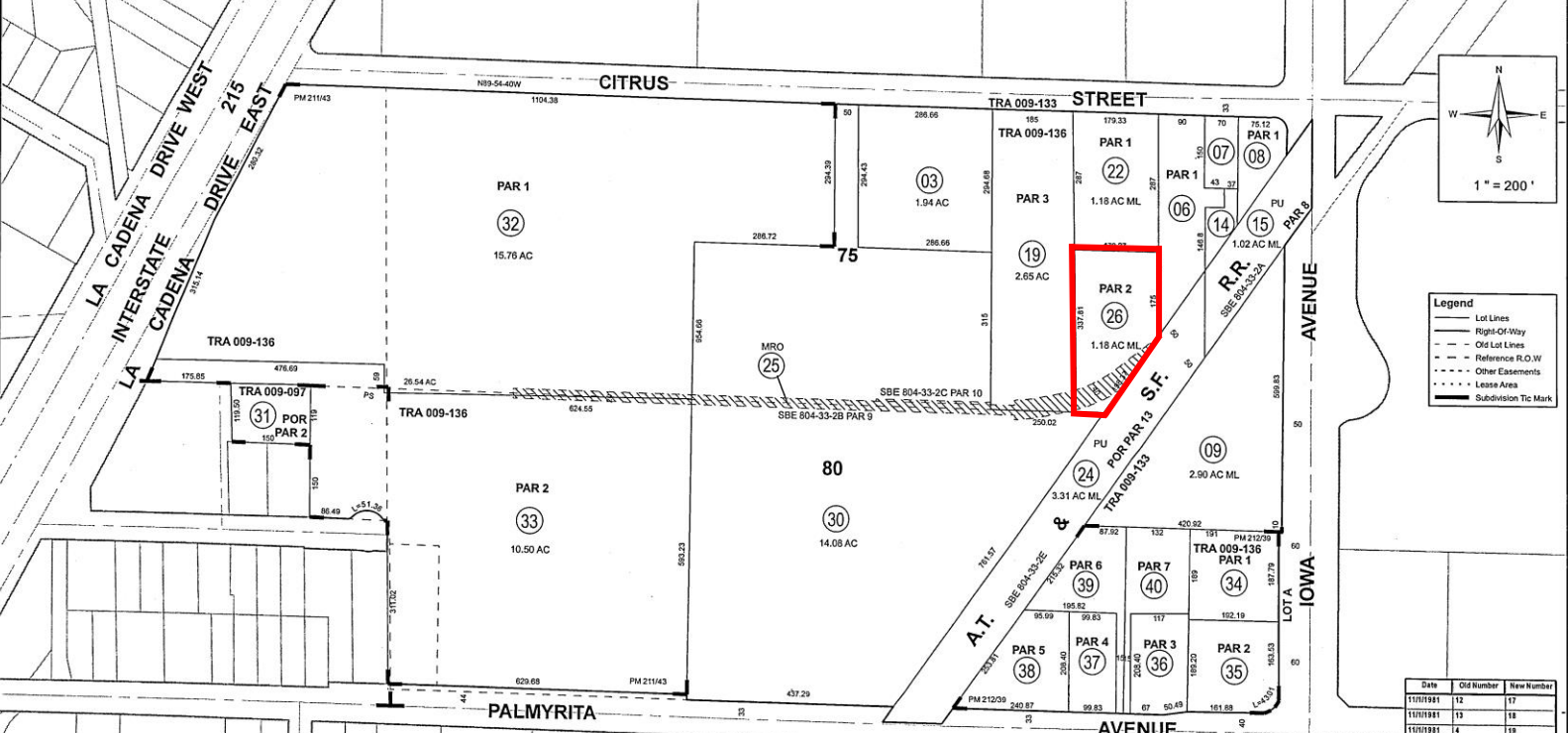
1350 W CITRUS ST. | RIVERSIDE, CA 92507

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC 7 T2SR4W
CITY OF RIVERSIDE

TRA 009-136
009-133
009-097

247-14
12-11



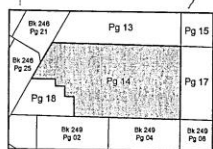
Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tic Mark



Data

RS 20/24
RS 53/36
PM 009/012
CO.SUR. 705 B



Map Reference

MB 7/33	S.B. EAST RIVERSIDE
RS 53/32	
PM 96/60	PM 17614
MB 7/12	PANN. SUB.
PM 212/39 - 40	PM 31914

Date	Old Number	New Number
11/17/1941	12	17
11/17/1941	13	18
11/17/1941	4	19
11/17/1941	1	20
11/17/1941	5	21
11/17/1941	21	22,23
11/17/1941	16	24,25
4/17/1982	10,16	26
10/17/1999	20	27,27
10/17/1999	182,4,6	28
10/17/1999	183,34,35	29
10/17/1999	2,27	28
9/16/2001	17,18	30
9/16/2001	26	31,31
10/23/2005	11	34,40

March 2010

PICTURES

1350 W CITRUS ST. | RIVERSIDE, CA 92507



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PERMITTED USES

(more uses available on website)

1350 W. CITRUS ST. | RIVERSIDE, CA 92507

- a. Aircraft Charter Services
- b. Aircraft Parts, Supplies, Merchandise and Equipment Shops
- c. Ambulance Company: With or Without Vehicle Storage
- d. Baker – Wholesale
- e. Banks and Financial Institutions/Services, Including Brokerages
- f. Brewery, Microbrewery and Winery manufacturing and wholesale only.
- g. Catering Establishments
- h. Furniture Upholstery
- i. Laboratories – Research
- j. Laundry, Commercial (Cleaning Plants, Industrial Laundries, Carpet and Upholstery)
- k. Manufacturing (Indoors)
- l. Offices (Administrative, Business, Executive and Professional, but not Medical or Dental)
- m. Publishing and Printing
- n. Restaurants (sit down and take-out)
- o. Ancillary to a Manuf. Use On-site (Floor area not to exceed 15% of gross floor area)
- p. Taxi Company with Vehicle Storage
- q. Vehicle Wholesale Business: Indoor (less than 5,000 sq. ft.)
- r. Warehousing & Distribution Facilities: 10,000 sq. ft. or less
- s. Equipment (Small) Sales and Rental -- MC required
- t. Lumber Yard and Building Materials - Wholesale -- MC required
- u. Outdoor Storage Yard - Primary Use -- MC required
- v. Parking Lot or Parking Structure (Stand Alone) -- MC required
- w. Smog Shop (Test Only) -- MC required
- x. Vehicle Repair Facilities - Minor (Indoor) -- MC required
- y. Vehicle Rental: Moving Trucks & Passenger Vehicles -- MC required
- z. Clinics and Small Animal Hospitals (short term boarding) -- MC required

*Per City of Riverside website (verify use with City of Riverside Planning Department)