

# FREE STANDING INDUSTRIAL BUILDING FOR SALE OR LEASE

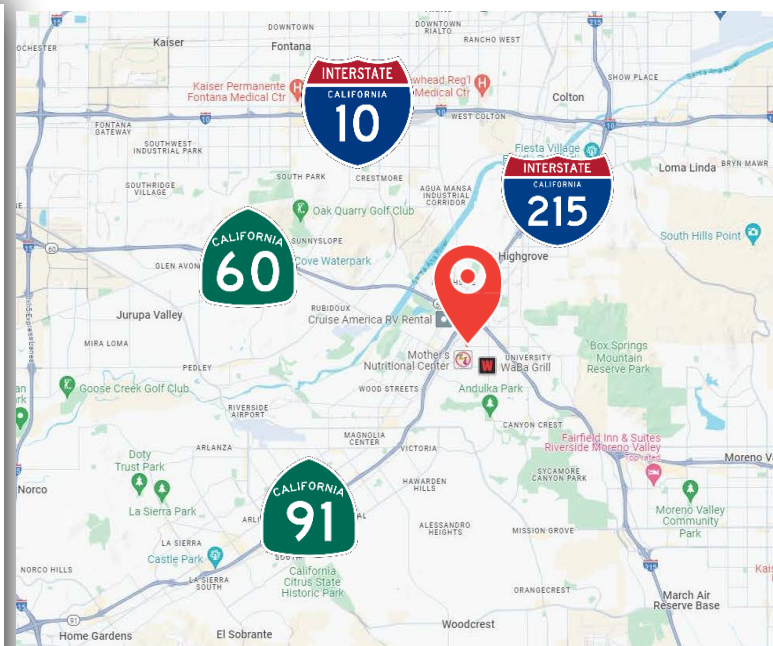


**3226 FRANKLIN AVE., RIVERSIDE, CA 92507**

## PROPERTY FEATURES

- $\pm$  5,255 SF Industrial Building on a  $\pm$  0.24 Acre Lot
  - Can be sold with adjacent property consisting of  $\pm$  5,000 sf bldg. on a  $\pm$  0.32 Acre Lot (call for details)
- $\pm$  500 SF Office Space
- Bonus 2<sup>nd</sup> Story Mezzanine ( $\pm$  1,600 SF)
- Bonus Overhang Storage Yard Area ( $\pm$  1,000 SF)
- Two (2) Ground Level Doors
- $\pm$  16' Warehouse Clearance (confirm)
- $\pm$  200 Amps, 3 Phase 3 Wire, 120/240V (verify)
- Free Span Warehouse Area
- Opportunity Zone (possible tax benefits)
- Zoning: I (Industrial) with overlay for Innovation District EE Sub District (Verify with City)
- Great Access to 91, 215 & 60 Freeways

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.



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# AERIAL VIEW

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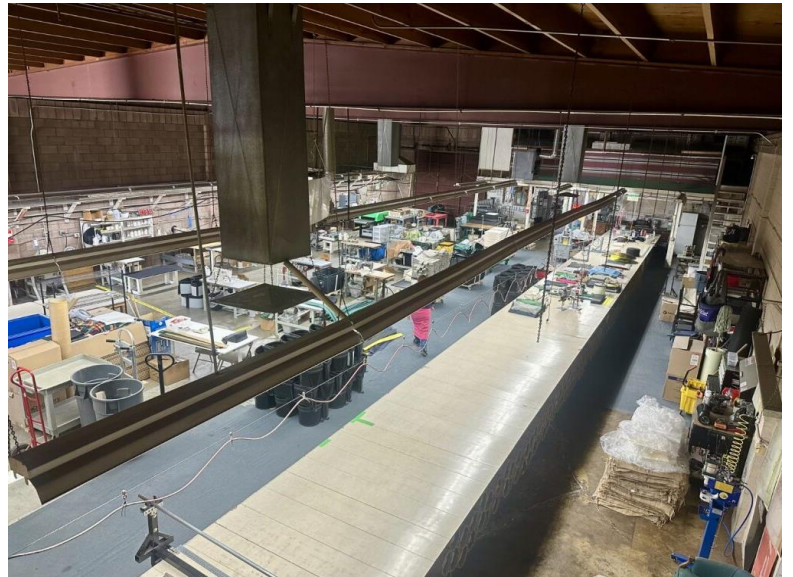
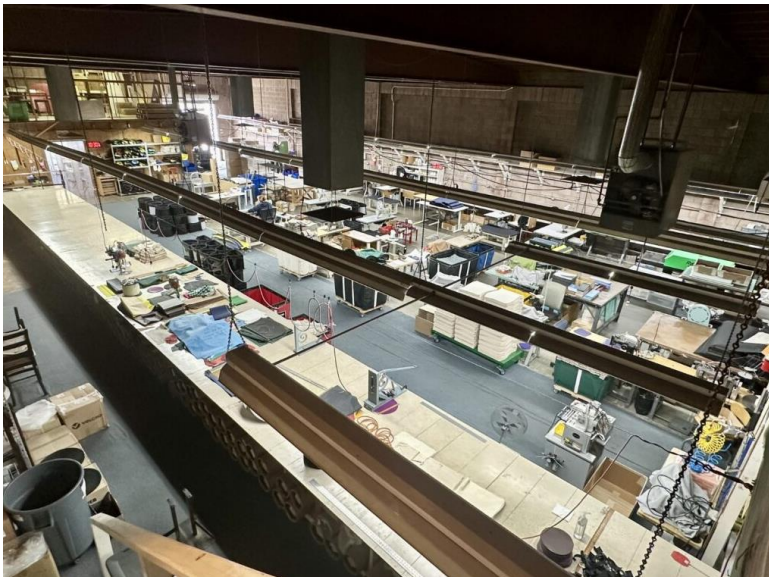
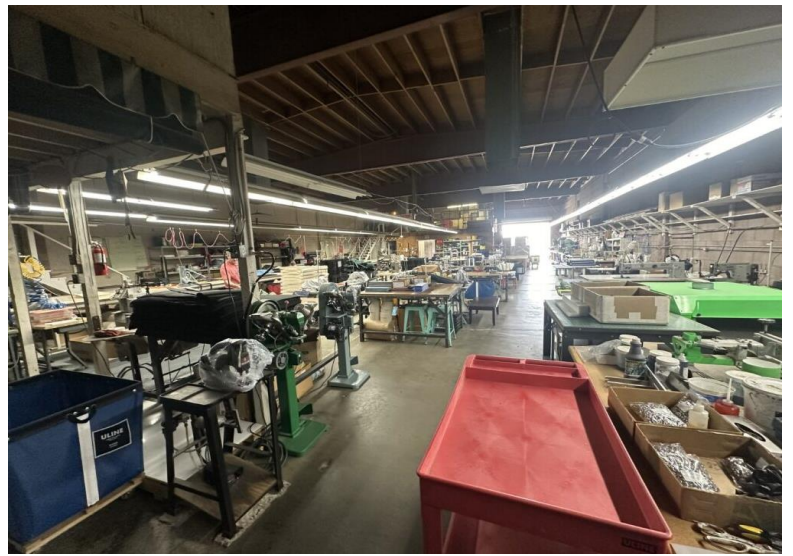


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# Ground Pics

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# Drone Pics

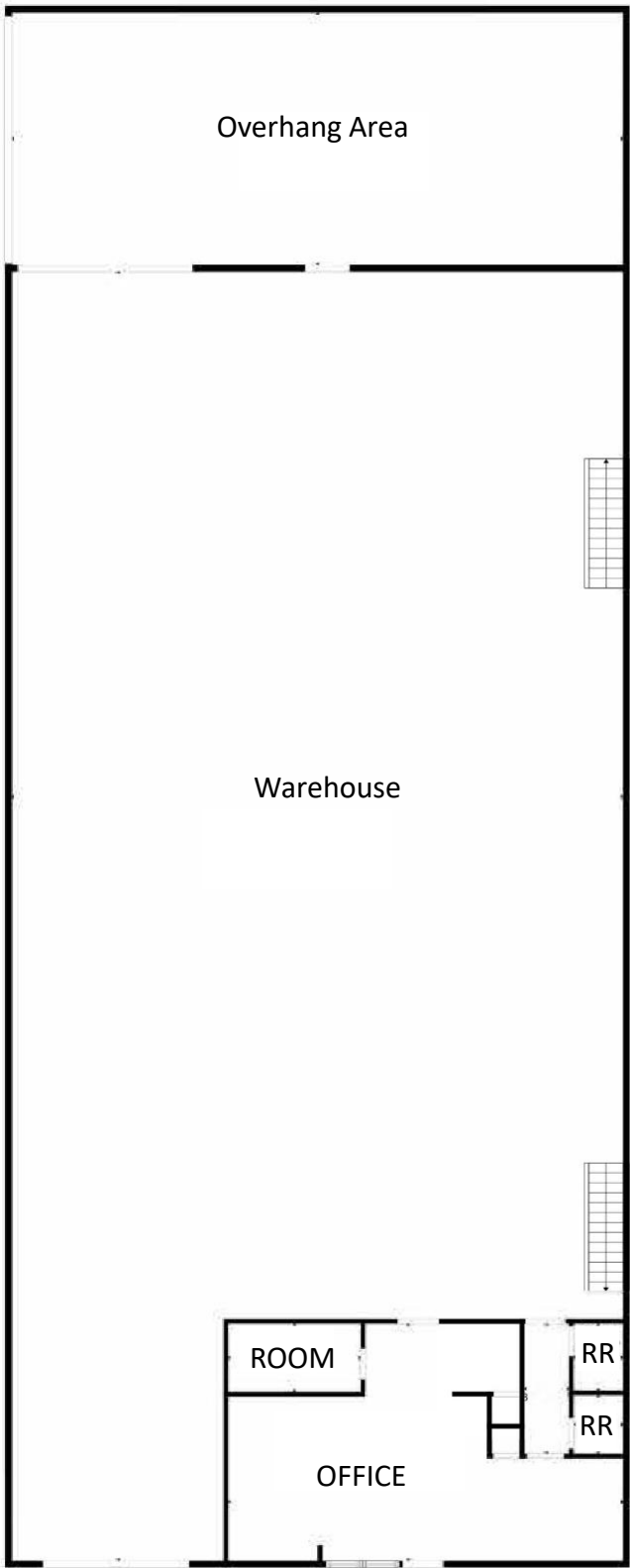
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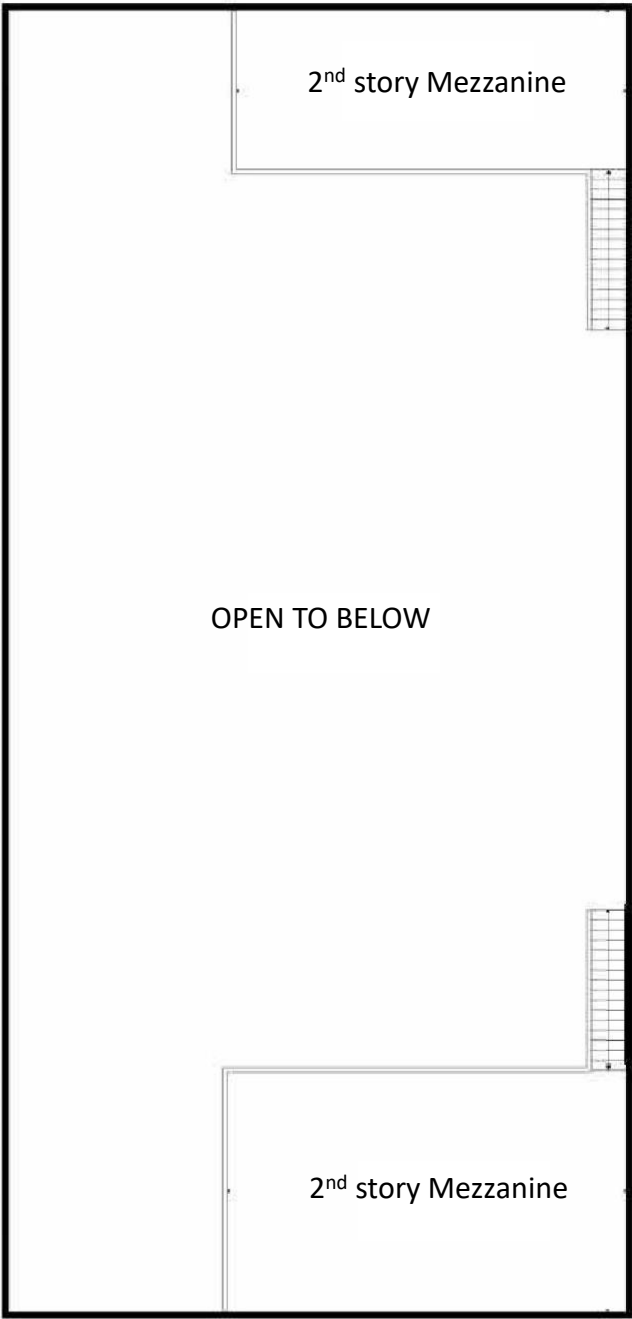
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# FLOOR PLAN

3226 FRANKLIN AVE. | RIVERSIDE, CA 92507



First Floor



Second Floor

*\*Not to Scale*