

# CITRUS PARK INDUSTRIAL OFFERING

1660 Iowa Avenue | Riverside, CA

## FOR SALE

**Asking Price:**  
**\$254.38/SF**

**Building Size:**  
**±110,071**

**Acreage:**  
**5.88 Acres**

**Value Add:**  
**Below Market Rents**

**32% Vacant**

**Limited Market for  
New Construction**

**CRAIG YOCUM**

909.228.4748 | DRE#: 00942165  
CYOCUM@LEERIVERSIDE.COM

**ALEXEY ZABOLOTSKIKH**

951.276.3606 | DRE#: 01428540  
ALEX@LEERIVERSIDE.COM



# Rent Roll



Financial Summary/Income Expense	
<b>Operating Cash Flow</b>	
Scheduled Gross Income:	\$878,990.40
Expense Reimbursement:**	\$476,796.05
Amortized Cap Ex:	\$50,603.98
Lease Back (Suite 200):*	\$426,216.00
Gross Operating Income:	\$1,832,606.43
Total Operating Expenses:	\$476,543.71
<b>Net Operating Income (NOI):</b>	<b>\$1,356,062.72</b>
<b>Operating Expenses</b>	
Taxes (1.1%):	\$300,000
Insurance:	\$56,000
Landscape & Maintenance:	\$70,697
Management (3% of SGI):	\$26,369.71
<b>Total Expenses:</b>	<b>\$476,543.71 (0.35 PSF)</b>

Address	Tenant	SF	Rent	Monthly Rent	Annual Rent	Lease Start	Lease Expiration	Increases	Options	Base Year
Ste-100*	John Bean Technology	49,061	\$0.76	\$37,286.36	\$447,436.00	7/1/2011	6/30/2029	3% annual	None	Base year 2011
Ste-200*	Vacant	35,518	\$1.25	\$44,397.50	\$532,770.00		Vacant	<a href="#">CLICK HERE TO VIEW VIRTUAL TOUR</a>		
Ste-400	Nexus Electronics	25,492	\$1.35	\$35,962.84	\$431,554.10	12/1/2017	3/31/2026	4.5% annual	None	re-set direct expense to 2022.

\*Notes:  
 Suite 100 - Tenant has an early termination effective 06/20/2027  
 Suite 200 - Possible seller lease back  
 \*\*Expense Reimbursement includes new property tax basis.



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# Tenants



## John Bean Technology

Suite 100

John Bean Technologies Corporation (JBT) is a billion-dollar global leader in food processing and air transportation systems, known for its strong reputation and market impact. Founded in 2008 and headquartered in Chicago, Illinois, JBT operates across more than 60 locations worldwide, employing over 5,100 people. Their FoodTech division offers innovative solutions for food processing, packaging, and preservation, while their AeroTech segment delivers cutting-edge airport and automation systems. JBT's focus on sustainability, efficiency, and continuous innovation solidifies its position as a key player across multiple industries.

<https://www.jbtc.com/>



## Nexus Electronics

Suite 400

Nexus Electronics LLC, founded in 2006, is a company that specializes in distributing surplus electronic components, particularly for automotive wiring and circuit boards. They have a large inventory of over 250,000 products and focus on providing affordable solutions with fast, same-day shipping. Their expertise lies in sourcing hard-to-find parts and offering a one-stop-shop experience for their customers.

<https://nexelec.com/>



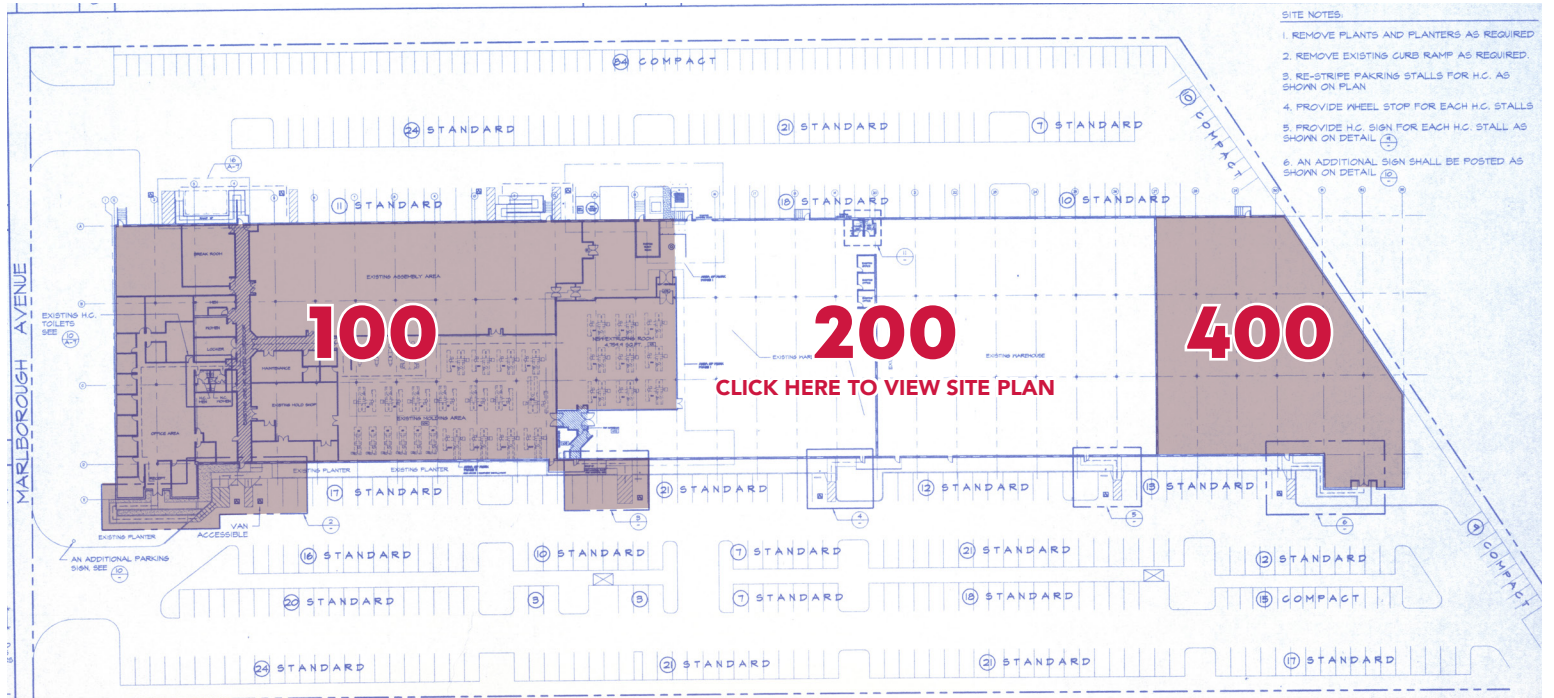
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# Site Plan



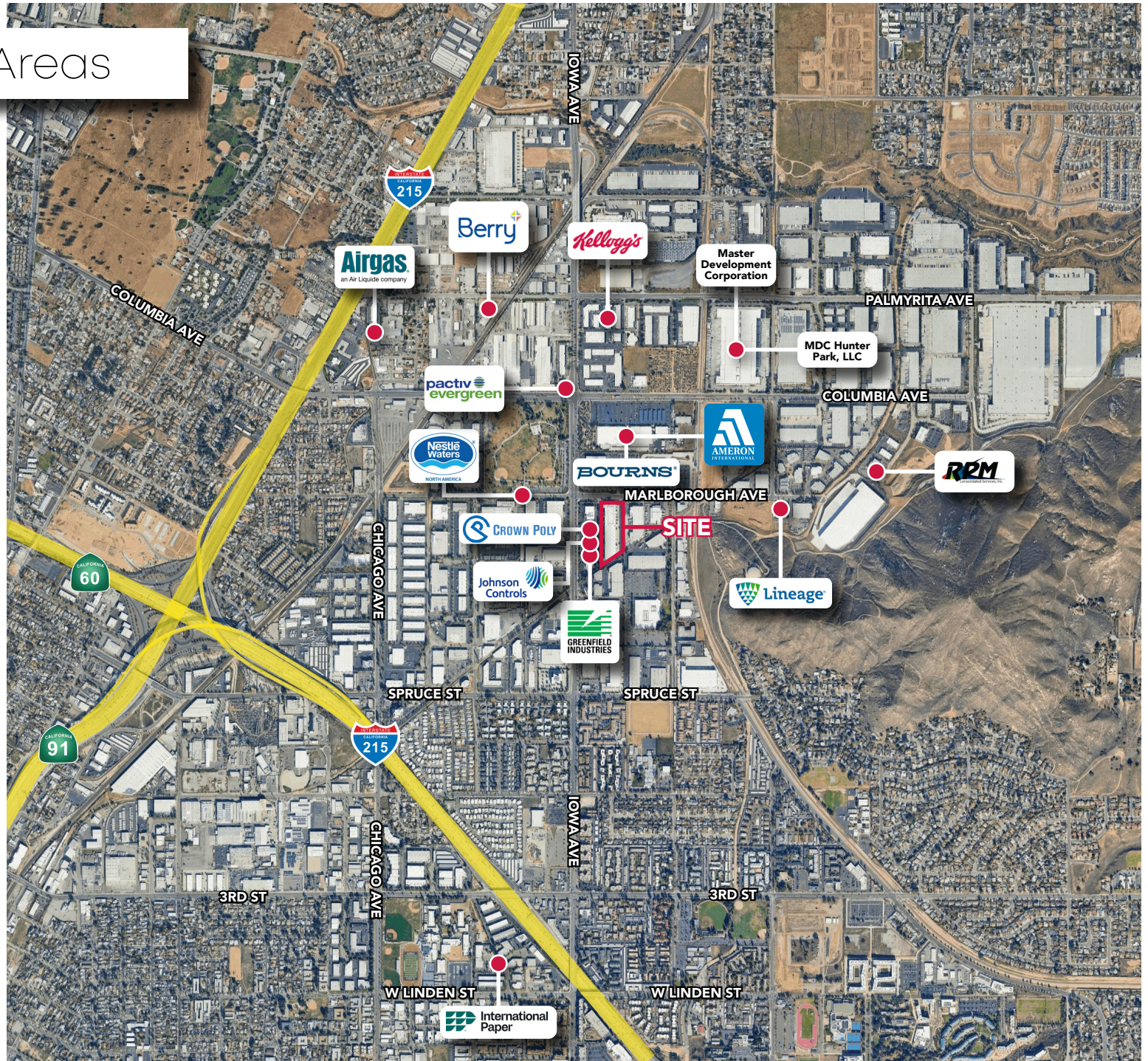
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# Surrounding Areas



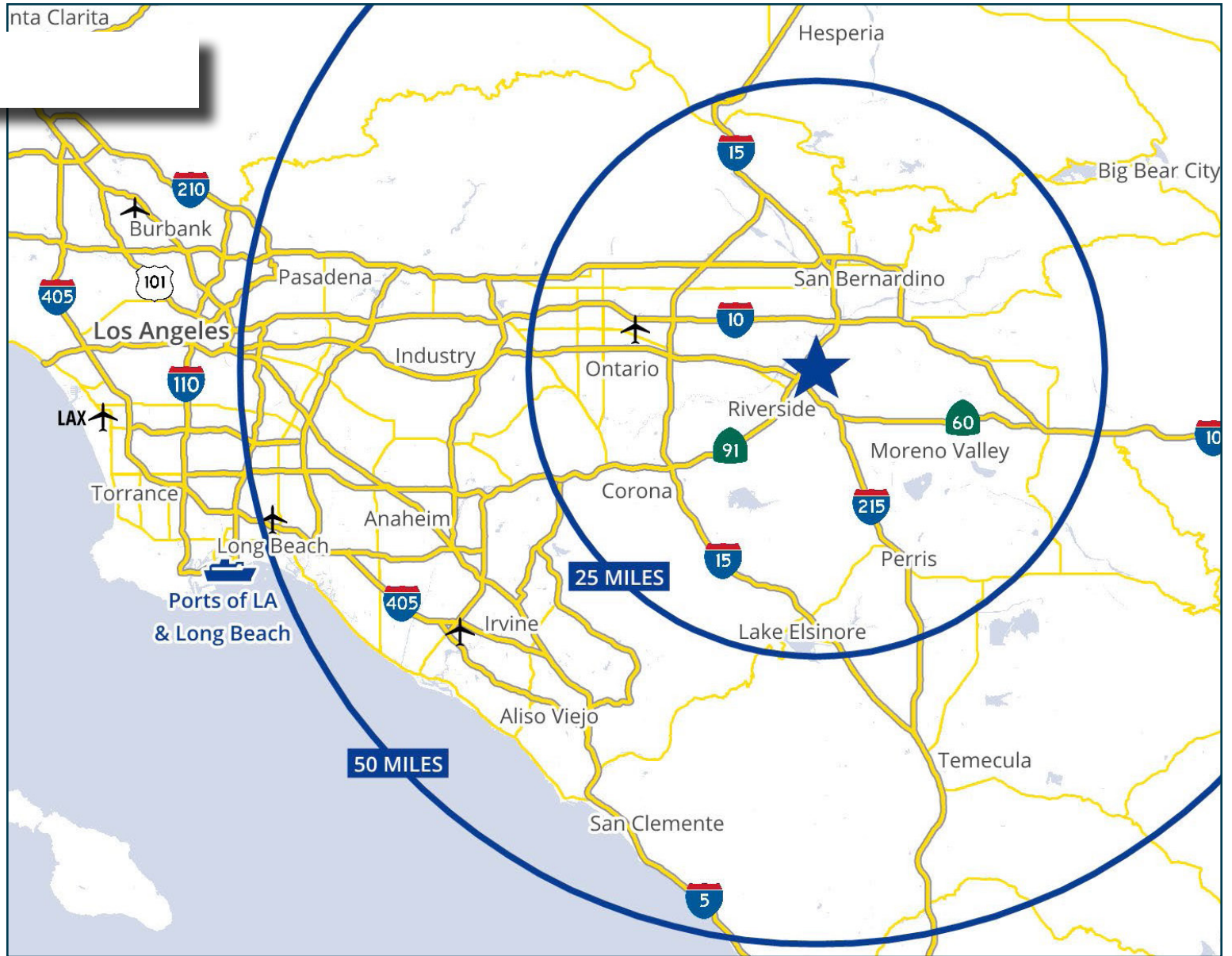
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# Radius Map



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**10.3 MILES**

TO SAN BERNARDINO  
INTERNATIONAL AIRPORT

**17.4 MILES**

TO ONTARIO  
INTERNATIONAL AIRPORT

**67 MILES**

TO PORTS OF LONG  
BEACH AND LOS ANGELES

**71.2 MILES**

TO LOS ANGELES  
INTERNATIONAL AIRPORT