

FOR SALE OR LEASE

±4.50 ACRE FACILITY

MULTIPLE BUILDINGS ON SITE



121 N MAIN STREET | RIVERSIDE, CA 92501

PROPERTY HIGHLIGHTS

3 Buildings Totaling:

\pm 11,300 SF

Availability:

Close of Escrow

Ready for Immediate Occupancy

Land Acres:

\pm 4.50 Acres

Location:

Corner of Placentia Ln & Main Street

Close to 215 Freeway



- ▶ \pm 4.50 Acre Facility | Ready for Immediate Occupancy
- ▶ Multiple Buildings on Site (\pm 2,500 SF Office, \pm 5,000 SF Warehouse, \pm 3,800 SF Warehouse)
- ▶ Several Covered Work Areas
- ▶ 5 Ground Level Doors
- ▶ Concrete & Slagged Yard, Fenced & Secure
- ▶ 2 Curb Cuts for Easy Ingress/Egress
- ▶ 2 Electrical Meters: 600 Amps, 120/208 Volt to Main Building, Additional 200 Amps, 120/208 Volt in Back of Property (Verify)
- ▶ APN 246-020-010, 246-020-002, 246-020-003, 246-020-011

AERIAL PHOTO



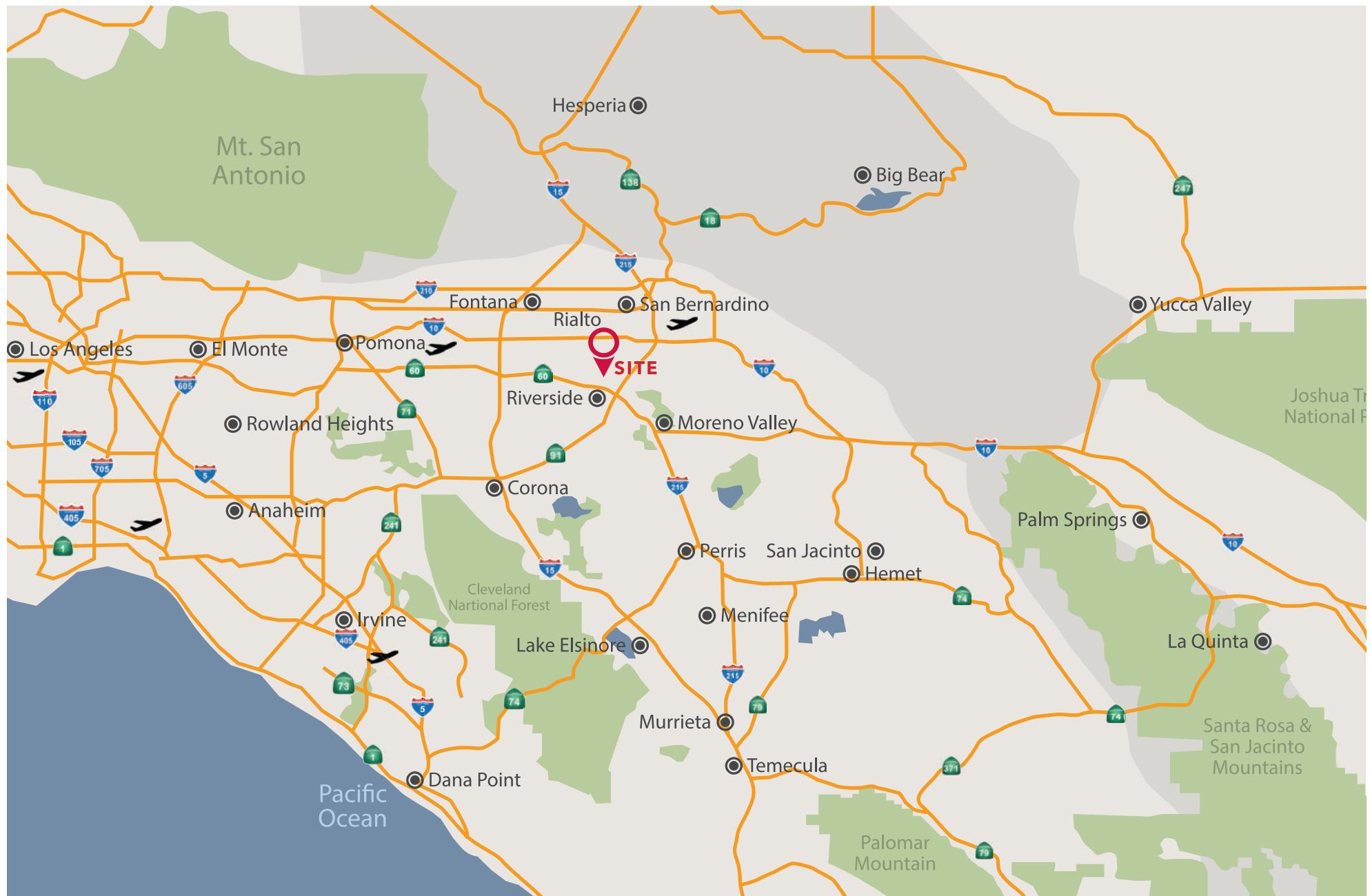
DEMOGRAPHICS	1 mile	3 mile	5 mile
2025 Est. Population	4,036	73,989	251,349
2030 Proj. Population	4,671	78,087	257,615
Adj. Daytime Demos.	4,291	69,380	164,469
Average HH Income	\$114,473	\$96,590	\$104,750



YARD PHOTOS



REGIONAL MAP





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