

FOR SALE:

±36,165 SF MANUFACTURING FACILITY SITUATED ON LARGE ±1.56 AC PARCEL OF LAND

5825 Ordway Street, Riverside, CA 92504



**HEAVY POWER
1,200 AMPS - DISTRIBUTED THROUGHOUT
RIVERSIDE'S HEAVIEST INDUSTRIAL ZONE (I)**



**±1.56 ACRE SITE
LARGE, CONCRETE PAVED, FULLY FENCED & SECURED YARD**

PROPERTY HIGHLIGHTS

- **Two (2) Buildings Approximately 36,165 Square Feet**
- **Building 1: ±28,665 Square Feet**
 - ±1,500 SF of Office Space
 - Four (4) Ground Level Loading Doors
 - Two (2) Dock High Loading Positions
 - 10' to 18' Minimum Warehouse Ceiling Clearance
 - 1,200 Amps 277/480 Volts - 3 Phase (Verify)
 - Distributed Power & Airlines Throughout
 - Calculated Fire Sprinkler System
 - Strip Fluorescent and LED Warehouse Lighting
 - Block (1980 Construction)
- **Building 2: ±7,500 Square Feet**
 - ±700 SF of Office Space
 - Five (5) 14' x 14' Ground Level Loading Doors
 - 16' Minimum Warehouse Ceiling Clearance
 - Distributed Power & Air Lines Throughout
 - Calculated Fire Sprinkler System
 - Warehouse Lighting
 - Block and Wood Framed Construction
- **Entire Site, Concrete Paved, Secured with Wrought Iron Fencing**
- **Easy Accessibility - Four (4) Curb Cuts from Two (2) Separate Streets**
- **General Industrial Zone (I)**
- **Attractive, Reasonable & Reliable City - Owned Municipal Utilities**
- **Great Location, Near Riverside Municipal Airport**
- **4 Miles to the 91 FWY, 7 Miles to 15 FWY & 5 Miles to 60 FWY**



FINN COMER | OFFICE: 951.276.3618 | DRE#: 00789864 | FCOMER@LEE-ASSOCIATES.COM

PAUL WHITEHOUSE, SIOR | OFFICE: 951.276.3607 | CELL: 951.233.5772 | DRE#: 01180028 | PWHITEHOUSE@LEE-ASSOCIATES.COM

*No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | www.lee-associates.com*

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