

# FOR SALE: ±36,165 SF MANUFACTURING FACILITY SITUATED ON LARGE ±1.56 AC PARCEL OF LAND

5825 Ordway Street, Riverside, CA 92504

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**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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