

3175 KLUK
LANE
RIVERSIDE, CA 92501

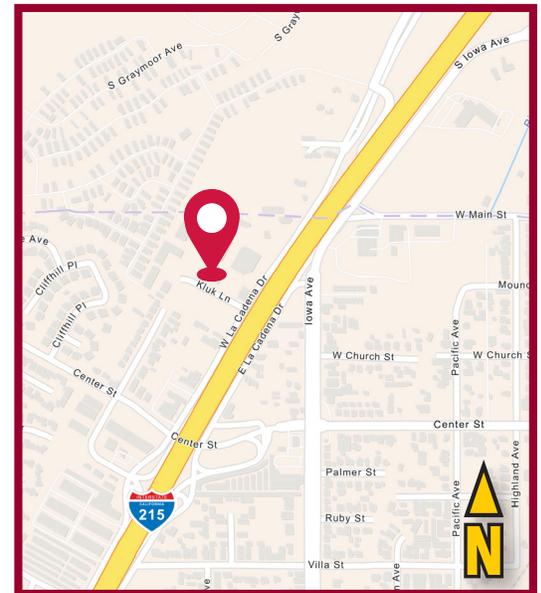
FOR SALE/LEASE
±3,215 SF FREESTANDING
INDUSTRIAL BUILDING



FEATURES:

- IDEAL OWNER USER OPPORTUNITY
- THREE (3) GL 12' X 12' GROUND LEVEL ROLL UP DOOR
- 200 AMP, 120/208 V / 3 PHASE (VERIFY)
- FENCED YARD (MOTOR IN PLACE)
- ROOF RECENTLY REPLACED
- ZONING: C-1 AND C-P GENERAL COMMERCIAL ZONING - COUNTY OF RIVERSIDE (VERIFY)
Allows for uses ranging from industrial, retail, and service commercial
- FIRST FLOOR BUILDOUT:
 - OPEN BULLPEN AREA
 - ONE (1) RESTROOM
- 2ND STORY BUILDOUT
 - CONFERENCE ROOM/ MEETING AREA
 - PRIVATE OFFICE
 - LOBBY AREA
 - ONE (1) RESTROOM
- INSULATED ROOF
- SKYLIGHTS

SALES PRICE: \$955,000



CONNOR STRODE

951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

MICHAEL W. STRODE, MBA, CCIM, SIOR

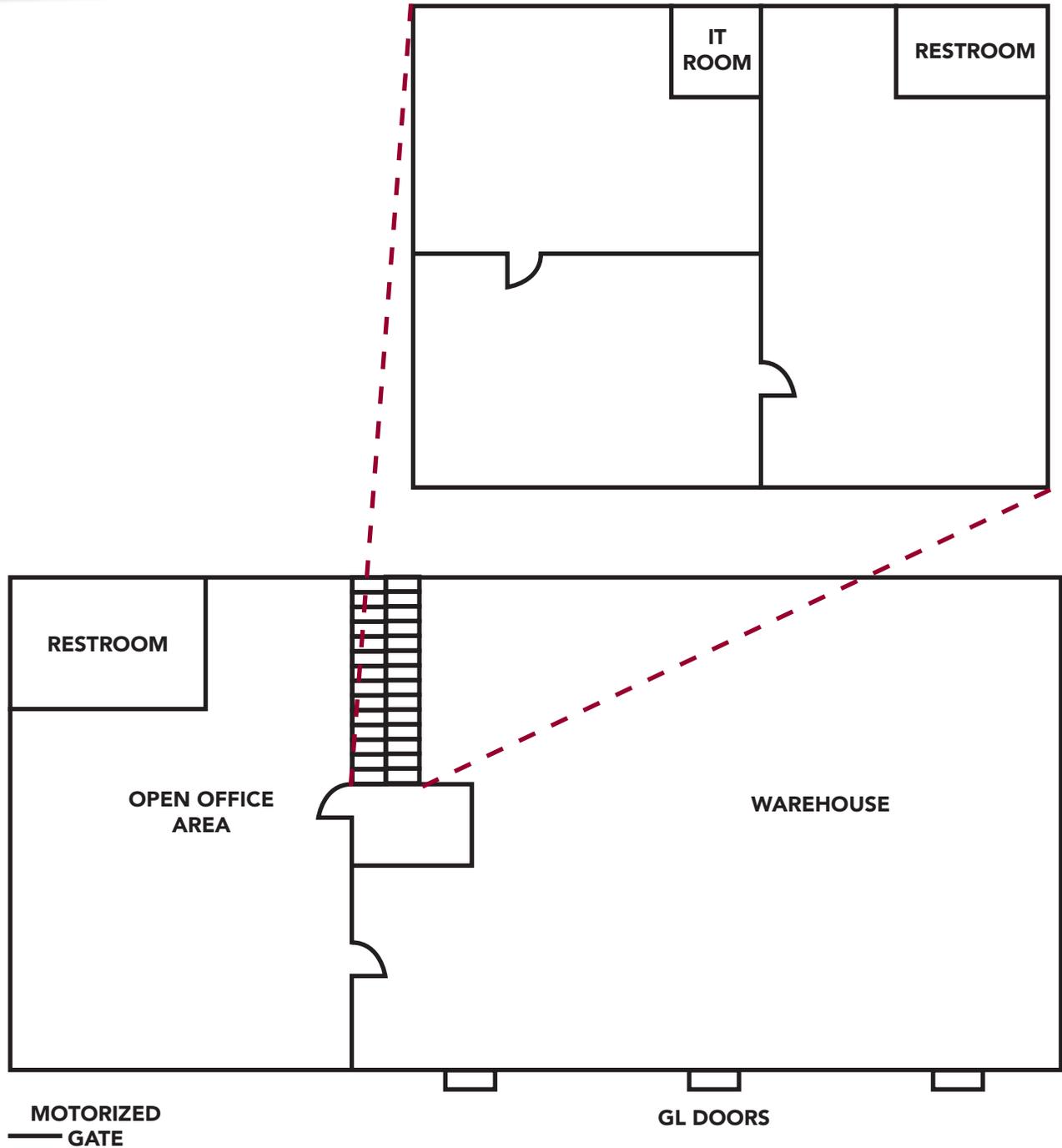
951.445.4508
mstrode@leetemecula.com
DRE#00798900

R. MARIO CALVILLO

951.276.3657
mcalvillo@leeriverside.com
DRE#: 01911573

3175 KLUK
LANE
RIVERSIDE, CA 92501

FOR SALE/LEASE
±3,215 SF FREESTANDING
INDUSTRIAL BUILDING



CONNOR STRODE

951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

MICHAEL W. STRODE, MBA, CCIM, SIOR

951.445.4508
mstrode@leetemecula.com
DRE#00798900

R. MARIO CALVILLO

951.276.3657
mcalvillo@leeriverside.com
DRE#: 01911573

3175 KLUK
LANE
RIVERSIDE, CA 92501

FOR SALE/LEASE
±3,215 SF FREESTANDING
INDUSTRIAL BUILDING



CONNOR STRODE

951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

MICHAEL W. STRODE, MBA, CCIM, SIOR

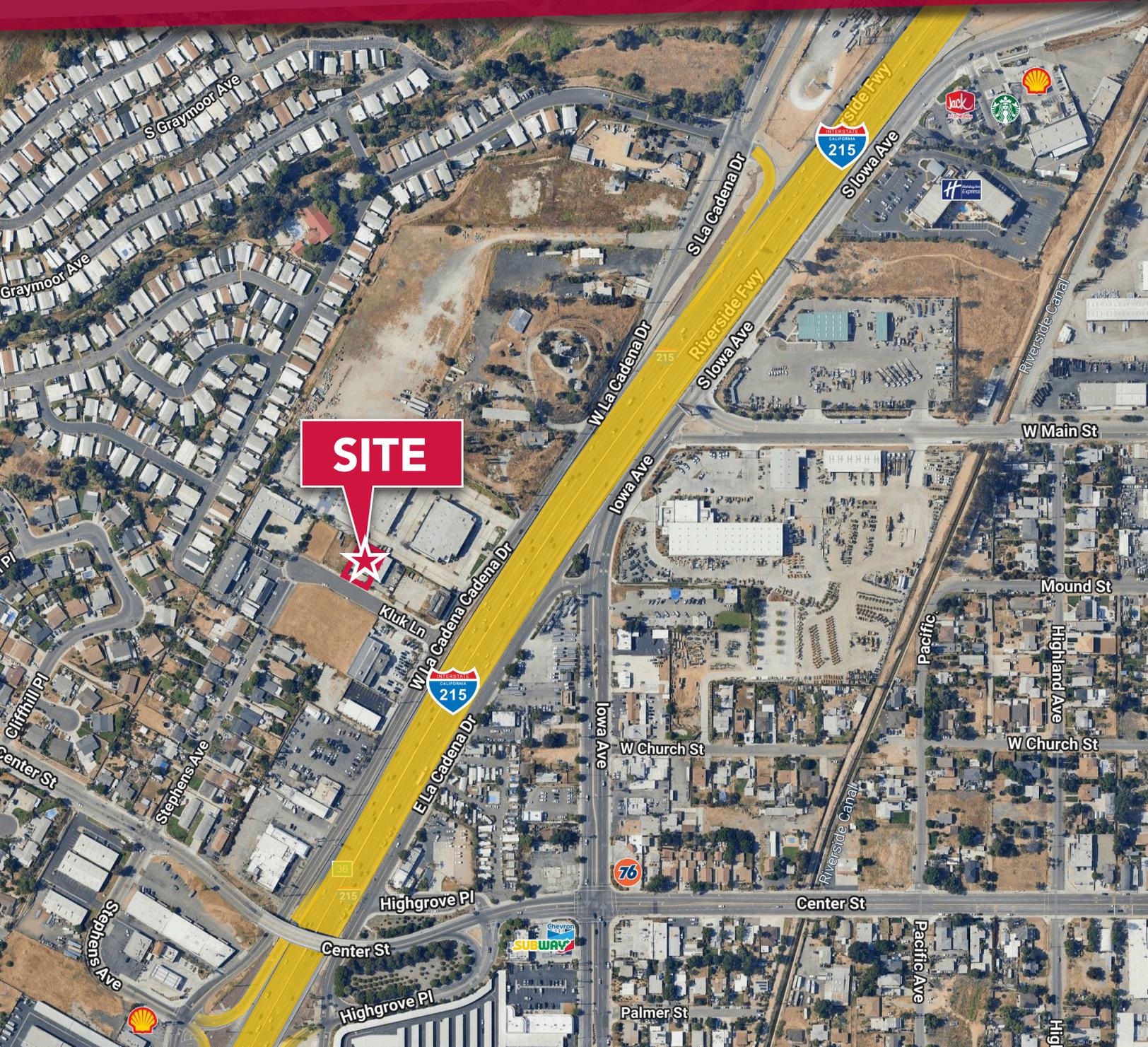
951.445.4508
mstrode@leetemecula.com
DRE#00798900

R. MARIO CALVILLO

951.276.3657
mcalvillo@leeriverside.com
DRE#: 01911573

3175 KLUK
LANE
RIVERSIDE, CA 92501

FOR SALE/LEASE
±3,215 SF FREESTANDING
INDUSTRIAL BUILDING



CONNOR STRODE

951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

MICHAEL W. STRODE, MBA, CCIM, SIOR

951.445.4508
mstrode@leetemecula.com
DRE#00798900

R. MARIO CALVILLO

951.276.3657
mcalvillo@leeriverside.com
DRE#: 01911573



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. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055