

OFFERING MEMORANDUM



INDUSTRIAL BUILDING

6690 DOOLITTLE AVE | RIVERSIDE, CA 92503

EXCLUSIVELY
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PROPERTY OVERVIEW

PROPERTY FACTS



\$3,450,000



11,420 Sq/ft



Lot 0.56 Acres



19 Parking Spots



Built in 2005

INVESTMENT HIGHLIGHTS

- Turnkey 11,420 SF Facility: Built in 2005, ideal for clean manufacturing, engineering, biotech, and advanced production businesses
- Climate-controlled spaces with six AC and heat pump units
- Three roll-up doors and a loading dock for seamless logistics
- Ample Office Space: 6,663 SF of drop ceiling office/lab space
- Secure parking with 15 carports, gated access, and keypad entry
- Streamlined Access: 18' clear height warehouse space

EXECUTIVE SUMMARY

TURNKEY CLEAN MANUFACTURING FACILITY IN PRIME RIVERSIDE LOCATION!

Discover 6690 Doolittle Ave, Building B, an exceptional 11,420 SF industrial warehouse built in 2005 and proudly offered by the original owner. Designed for clean manufacturing, engineering, biotech, and advanced production businesses, this meticulously built facility combines functionality and efficiency, offering features tailored to meet the needs of modern operations.

Situated on 0.56 acres in an M1-zoned industrial park, the property boasts an 18-foot clear height in the warehouse and ramp area, along with 6,663 SF of drop ceiling office space perfect for administrative, meeting, and clean-room lab operations.

Key operational highlights include heavy power ranging from 400 to 1,000 amps, three roll-up doors for streamlined access, and one convenient loading dock to facilitate shipping and receiving. The property is further enhanced with six air conditioning and heat pump units, ensuring climate control for the production area, offices, and lab or clean-room spaces.

Parking is abundant and secure, with three front spaces, including one handicap space, and 15 carports along the east side. A remote-controlled rolling gate with keypad access ensures controlled entry at the park entrance. Adding to its unique appeal, this facility is the only building in the industrial park to feature a fenced front balcony, offering character and additional functionality.

Strategically located in Riverside, this rare opportunity provides the infrastructure, power, and specialized space to support modern manufacturing and production needs.





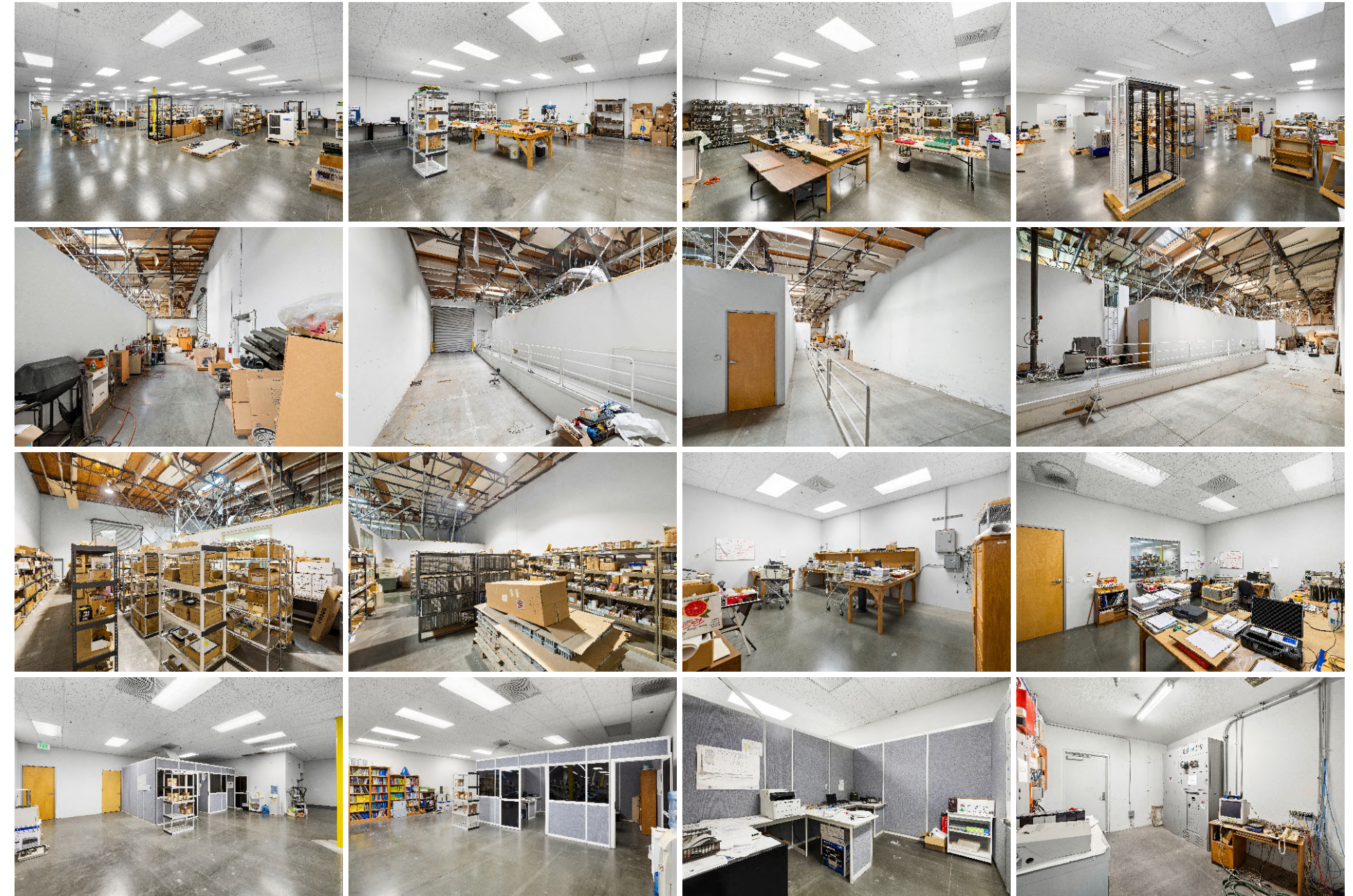
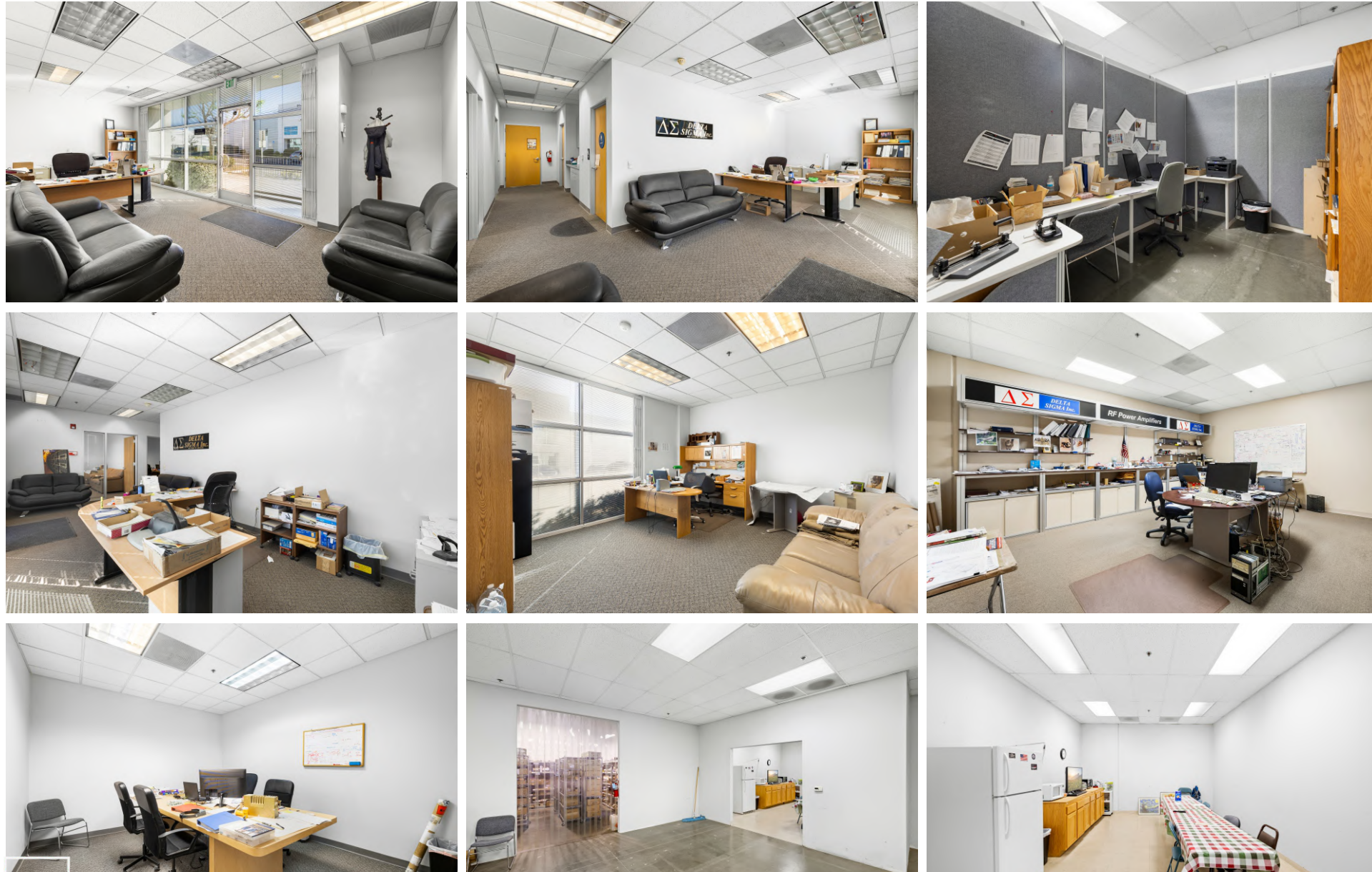

**SUBJECT
PROPERTY**
6690 DOOLITTLE AVE

FRONTAGE PHOTOS

REAR PHOTOS



INTERIOR PHOTOS



LOCATION HIGHLIGHTS

Strategic Location: Situated in Riverside, CA, this property is in a prime industrial area, providing excellent access to major transportation routes.

Economic Growth: Riverside has a diverse economy with strong sectors in healthcare, education, manufacturing, and logistics. The city is growing at a rate of 0.4% annually, with a population of 320,121 as of 2024.

Cultural Hub: Riverside boasts a thriving arts scene with venues like the Riverside Art Museum and the Fox Performing Arts Center, which hosts a variety of concerts and performances.



AREA DEMOGRAPHIC



2024 POPULATION

1 Miles Radius	3 Miles Radius	5 Miles Radius
16,082	116,499	274,662



2024 MEDIAN HH INCOME

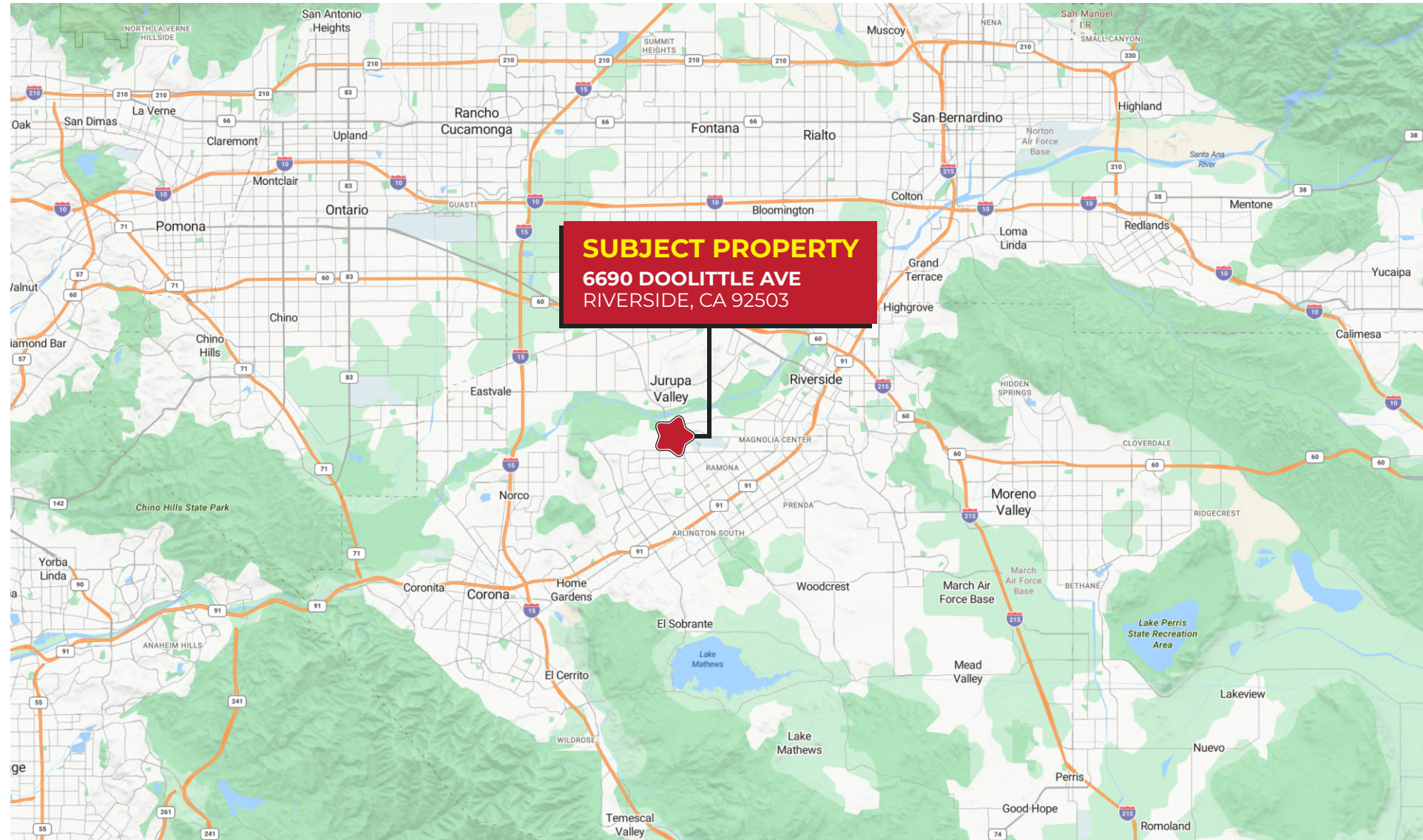
1 Miles Radius	3 Miles Radius	5 Miles Radius
\$77,785	\$75,716	\$75,602



2024 AVERAGE HH INCOME

1 Miles Radius	3 Miles Radius	5 Miles Radius
\$96,404	\$99,918	\$99,925

PROPERTY LOCATION



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