

# CONTRACTOR YARD RIVERSIDE



**FOR LEASE**

**5925 PAYTON AVE**

**LEASE \$1.20 SF MODIFIED GROSS**

**\*2 OFFICES, 2 BATHROOMS**

**\*1 STORAGE AREA (W/ 10'X10' ROLL UP DOOR)**

**\*+/- 5,600 SF BUILDING INCLUSIVE OF  
2 LARGE OPEN SPACE (COVERED) WORK  
AREAS**

## **BMP ZONING ALLOWS FOR:**

Aircraft Shop & Services, Ambulance Services, Indoor/Outdoor Kennels, Auction House, Catering, Commercial Kitchen, Day Care Center, Large/Small Equipment Sales and Rental, Furniture Upholstery, Lumber Yard, Manufacturing, Office, Contractor Storage Yard, Parking, Smog Shop, Vehicle Repair and much more! Reach out to me for more zoning info.





## DEMOGRAPHICS



POPULATION 92504 ZIP CODE 54,064  
HOUSEHOLDS 16,637

## AIRPORTS



RIVERSIDE AIRPORT .5mi  
ONTARIO INT'L AIRPORT 11mi  
LAX INT'L AIRPORT 68mi

## FREEWAYS



CA 91 3mi  
I-15 6mi  
I-215 8mi

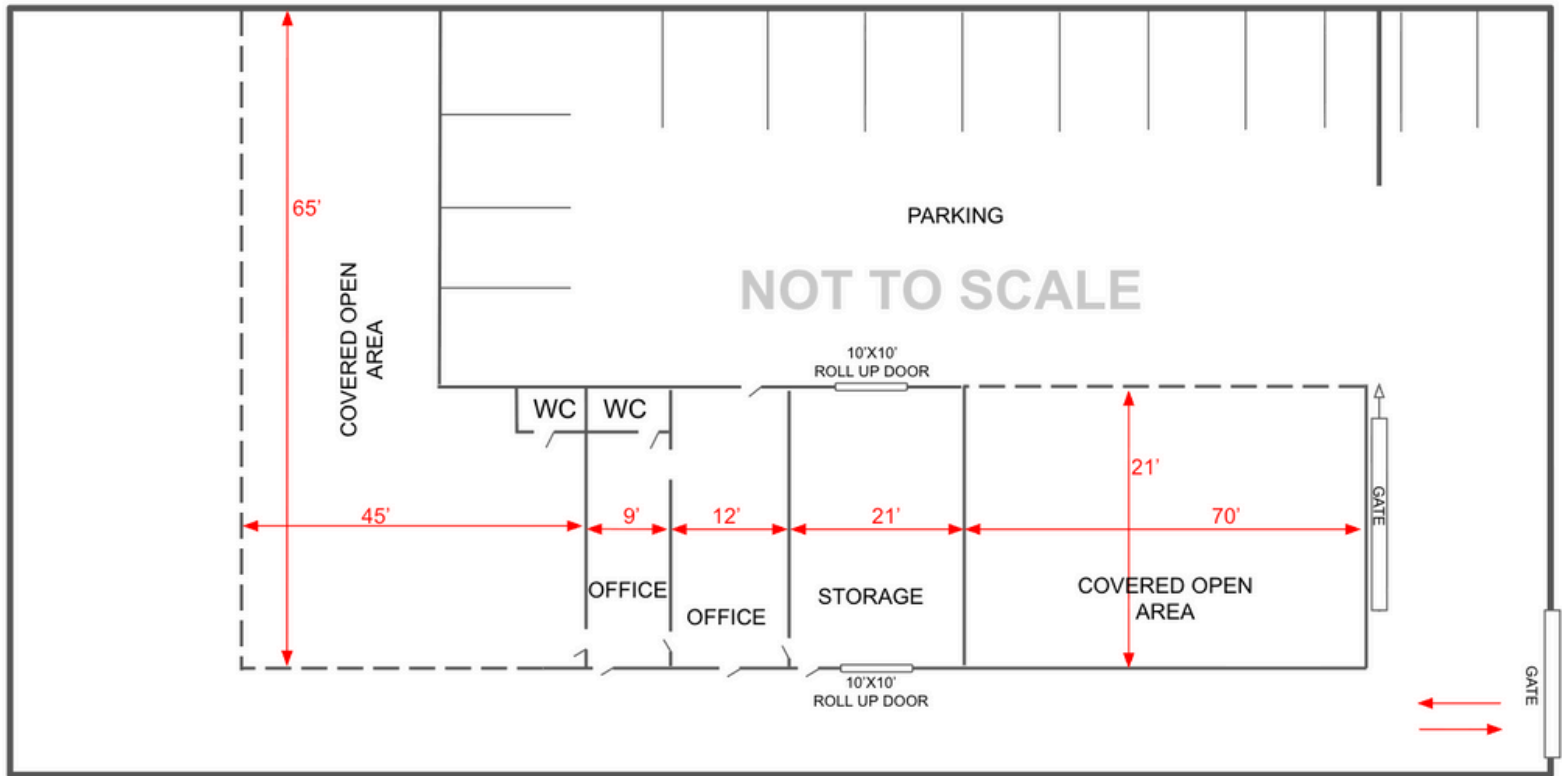
## INTERMODAL/PORTS



UP INTERMODAL 11mi  
BNSF INTERMODAL 17mi  
PORTS OF LA/LB 59mi

# SITE PLAN

5925 PAYTON AVE



## PROPERTY HIGHLIGHTS

- OFFICE SPACES
- SECURED WAREHOUSE
- MULTIPLE ROLL UP DOORS
- LARGE COVERED WORK AREAS
- 2 BATHROOMS
- SECURED LOT
- PARKING
- ALL UTILITIES
- MANY USES

**\*\*\*CONTACT VINCE FOR A PRIVATE TOUR OF THE PROPERTY\*\*\***

**COCHRAN**  
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**RE LACAMBRA**  
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