

FREE STANDING INDUSTRIAL BUILDING FOR SALE OR LEASE

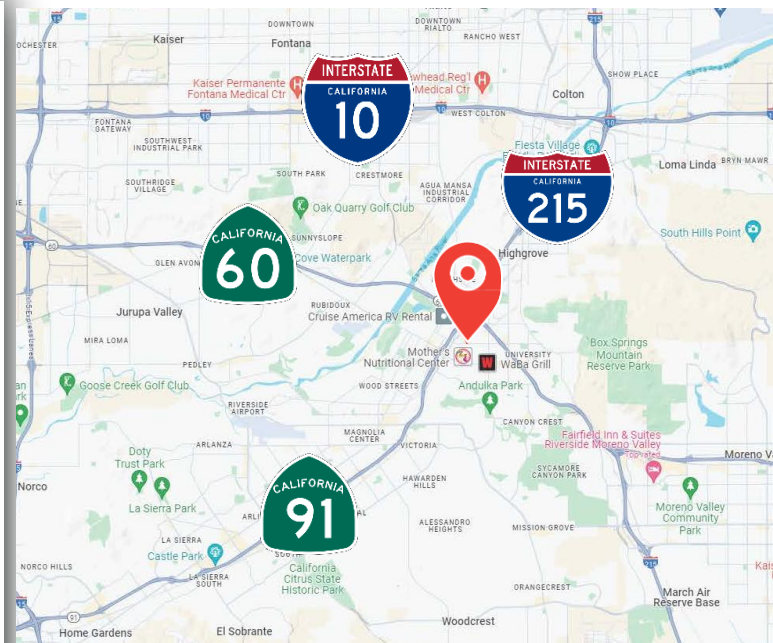


3226 FRANKLIN AVE., RIVERSIDE, CA 92507

PROPERTY FEATURES

- $\pm 5,000 - 10,255$ SF Industrial Building on a $\pm 0.24 - 0.56$ Acre Lot (call for details)
- ± 500 SF Office Space
- Bonus 2nd Story Mezzanine ($\pm 1,600$ SF)
- Bonus Overhang Storage Yard Area ($\pm 1,000$ SF)
- Two (2) Ground Level Doors
- $\pm 16'$ Warehouse Clearance (confirm)
- ± 200 Amps, 3 Phase 3 Wire, 120/240V (verify)
- Free Span Warehouse Area
- Opportunity Zone (possible tax benefits)
- Zoning: I (Industrial) with overlay for Innovation District EE Sub District (Verify with City)
- Great Access to 91, 215 & 60 Freeways

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.



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AERIAL VIEW

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Property Photos

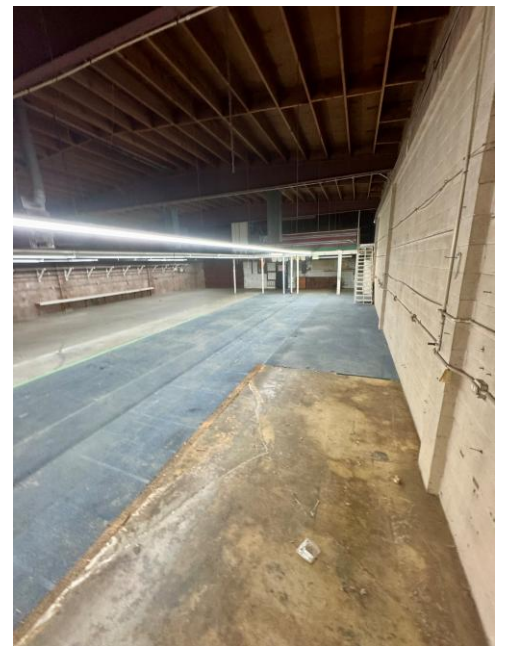
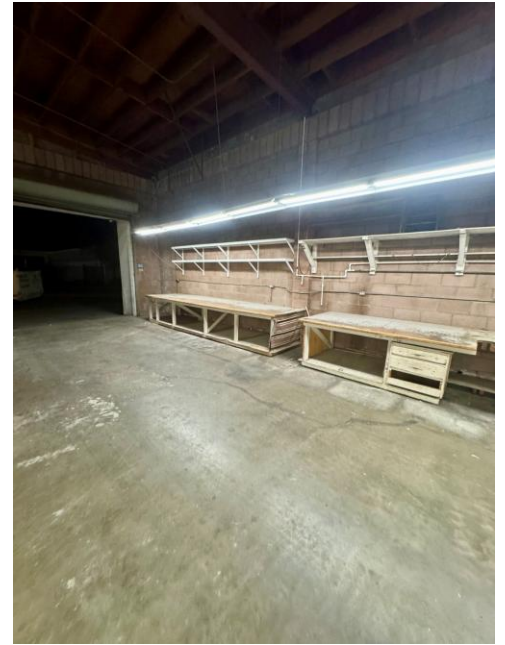
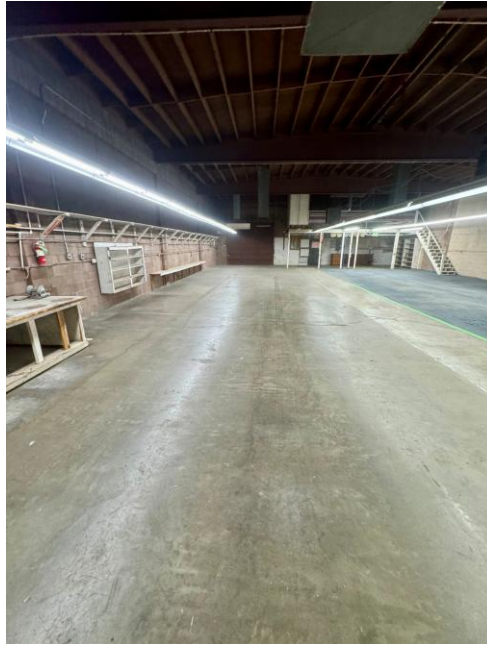
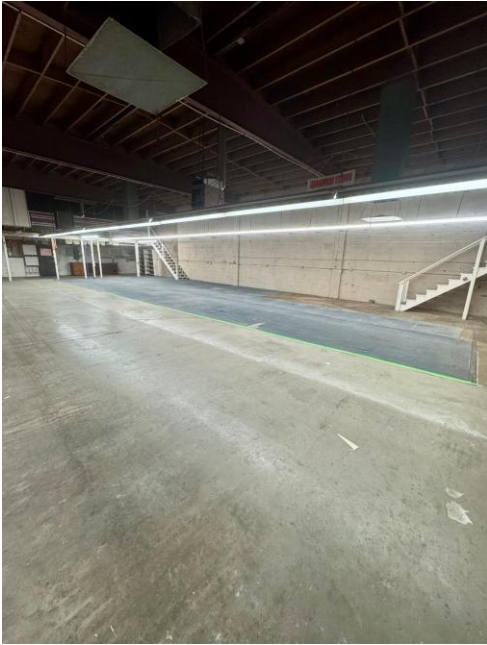
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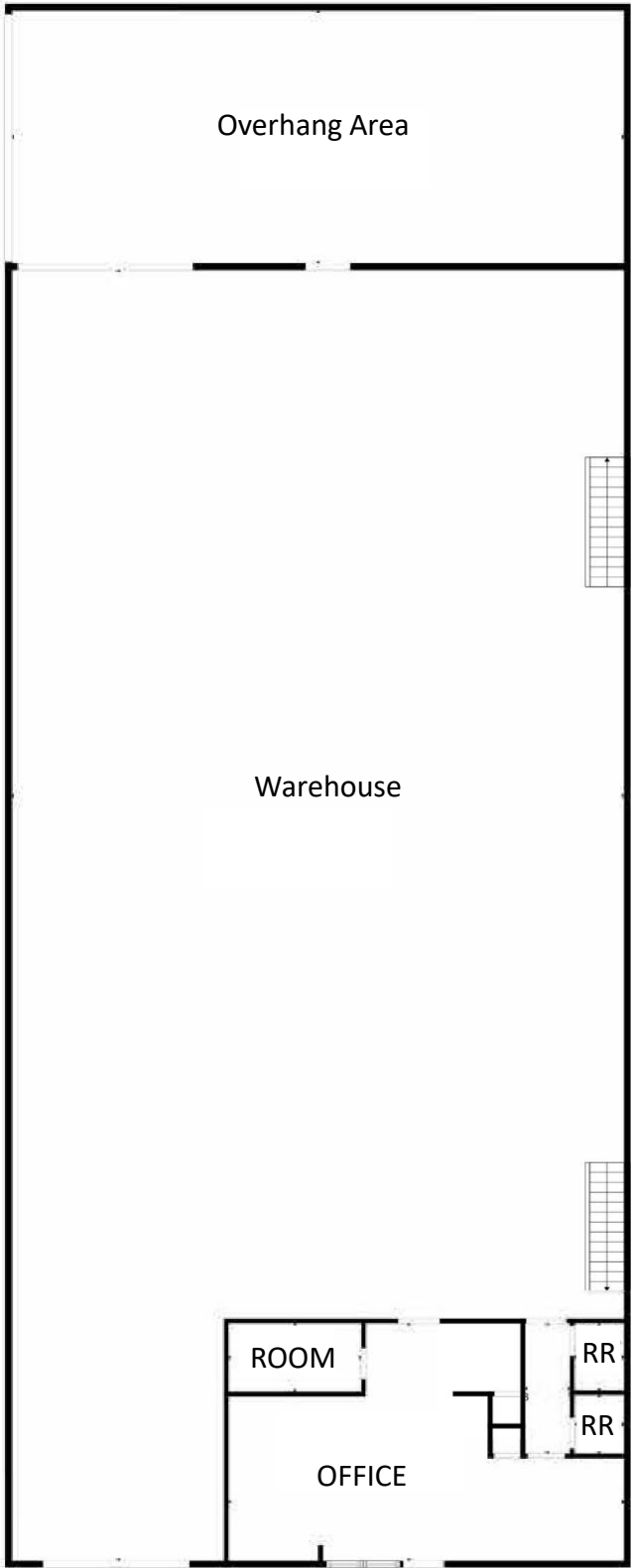
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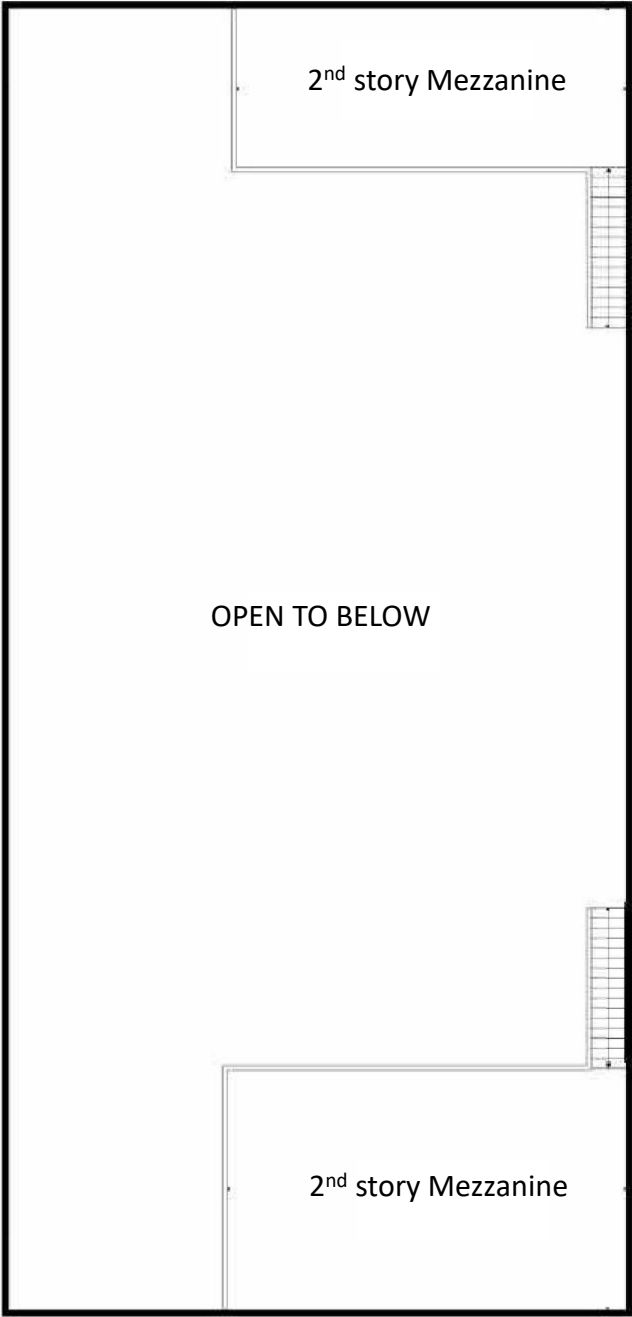
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FLOOR PLAN

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First Floor



Second Floor

**Not to Scale*