

NEW  
LOWER  
PRICE!  
\$320 PSF

# FOR SALE

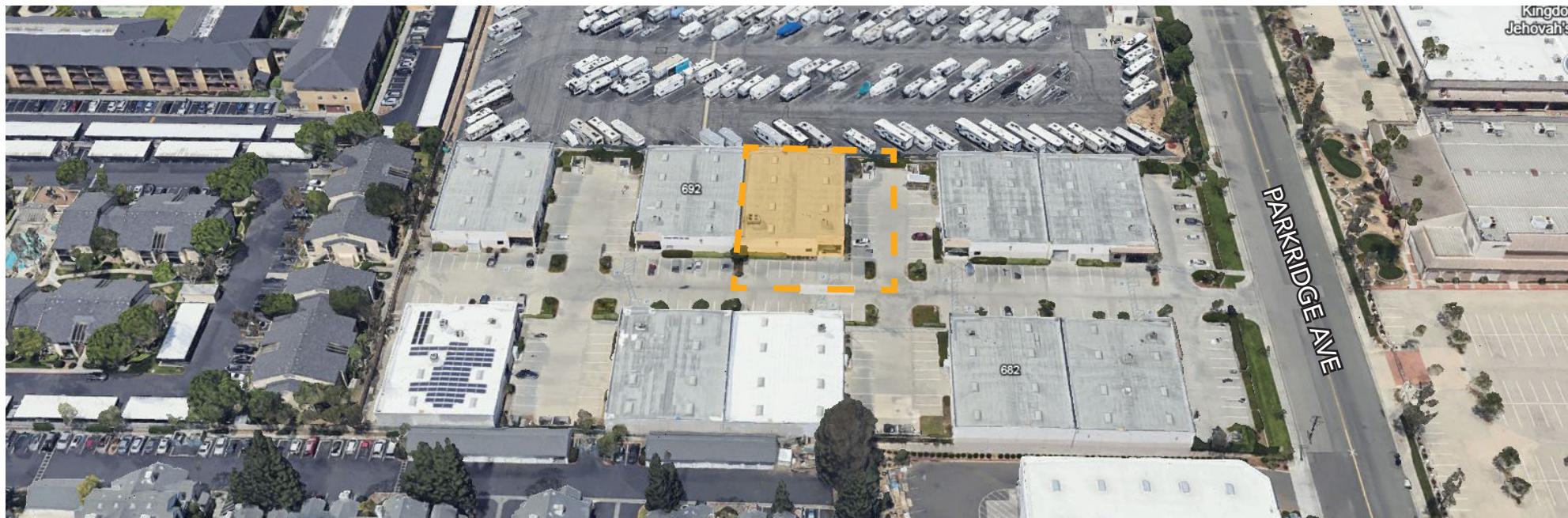
**+8,011 SF SMALL WAREHOUSE BUILDING**  
**LARGE GROUND LEVEL DOOR**



**694 PARKRIDGE AVENUE | NORCO, CA 92860**

# PROPERTY HIGHLIGHTS

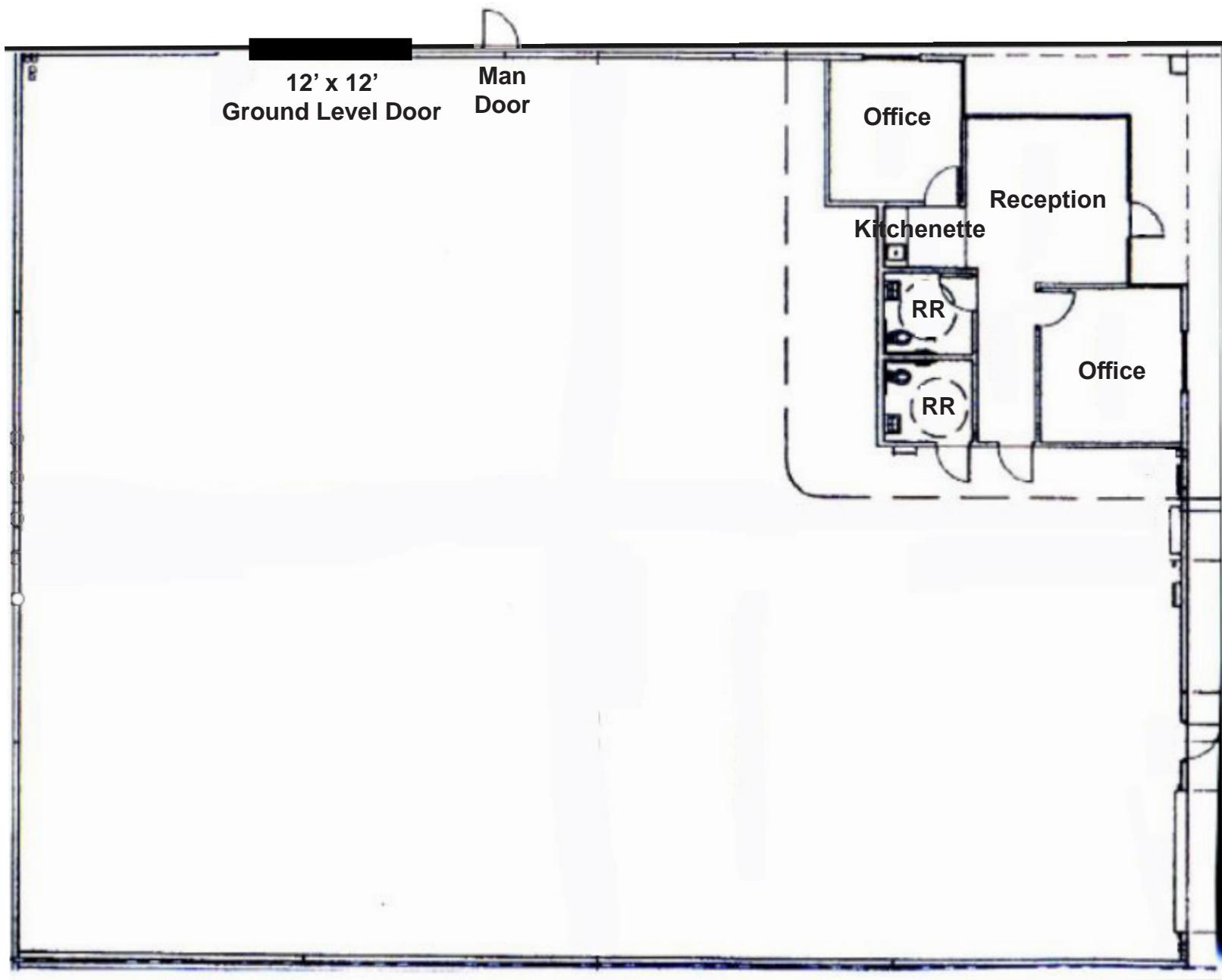
Industrial Building:	$\pm 8,011$ SF	Availability:	Owner Moving Things Out By March 15, 2025
Land Acres:	$\pm 0.41$ Acres	Location:	Great Location Near 91 and 15 Freeways



- $\pm 8,011$  SF Industrial Building
- $\pm 800$  SF Office with  $\pm 7,211$  SF Warehouse
- 1 Large Ground Level Door (12'x12') with Good Access for Loading
- Shared Fenceable Yard
- 600 Amps; 277/480 Volts Power (Expandable to 800 Amps - Verify All)
- 14' Warehouse Clear Height
- Industrial Zoning

DEMOGRAPHICS	1 mile	3 mile	5 mile
2024 Est. Population	11,937	108,611	260,125
2029 Proj. Population	12,069	111,298	266,460
Adj. Daytime Demos.	11,881	94,144	161,423
Average HH Income	\$116,007	\$116,229	\$140,638

# FLOOR PHOTO





PROPERTY  
PHOTOS





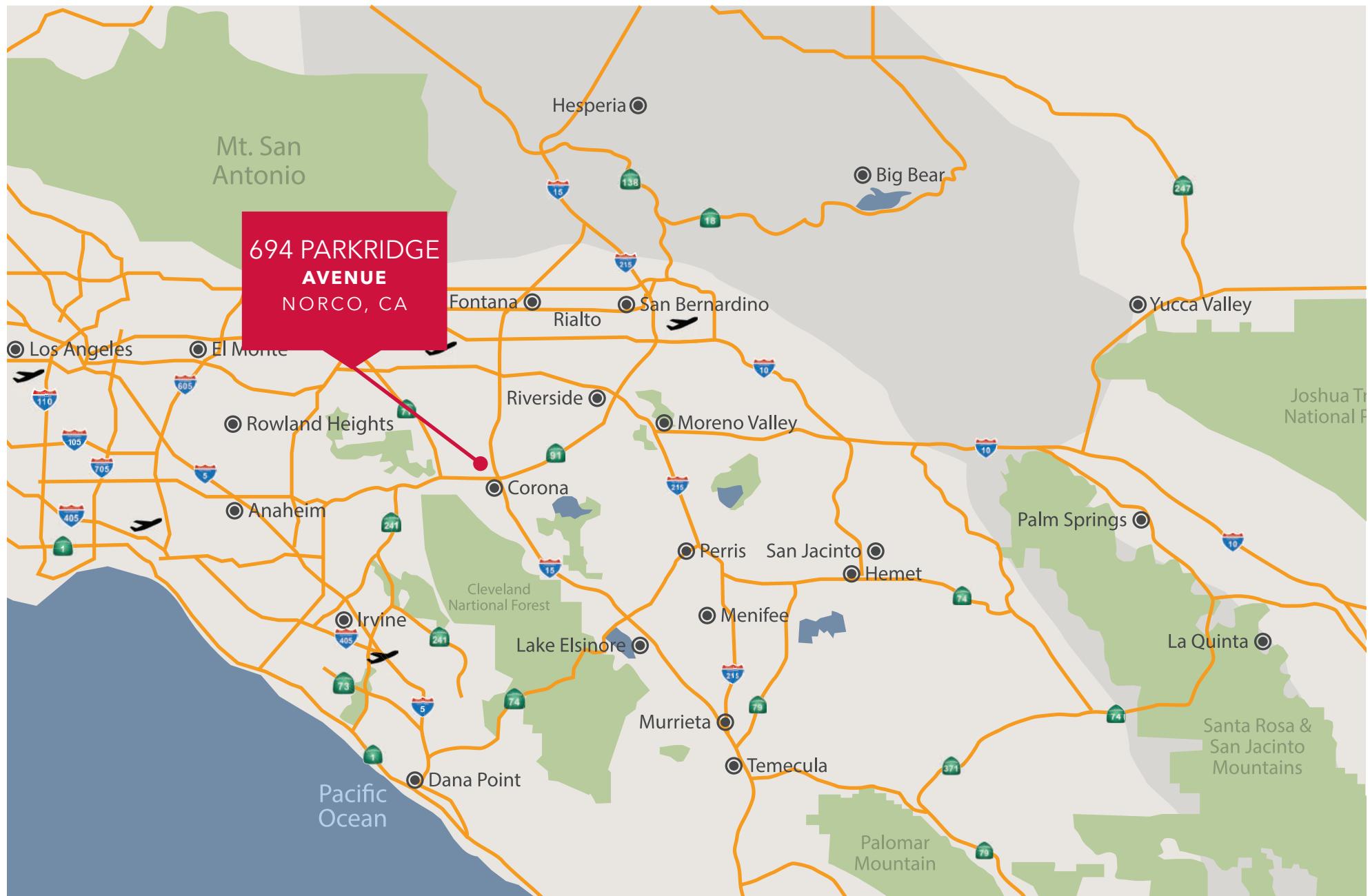
PROPERTY  
PHOTOS



# AERIAL PHOTO



# REGIONAL MAP





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