

FOR SALE

±6,120 SF ON ±0.89 AC OF LAND

6100 Industrial Avenue, Riverside, CA 92504

**HARD-TO-FIND, SMALL BUILDING WITH EXCESS LAND
RIVERSIDE'S HEAVIEST INDUSTRIAL ZONE (I)**



CLOSE TO AN ACRE OF LAND

PROPERTY HIGHLIGHTS

- ±6,120 Square Foot, Metal Building
- ±1,000 Square Feet of Office Space
- ±3,000 Square Feet of Bonus Mezzanine
- 16' Minimum Warehouse Ceiling Clearance
- Two (2) Large Ground Level Doors (Building has "Drive-Through" Capability)
- ±8,200 Square Feet of "Covered Storage and Work Areas" in the Yard
- 800 Amps of Power (Verify)
- Extensive Power and Airline Distribution throughout the Building and Yard Area
- Large 0.89 AC (38,768 SF Parcel)
- Entire Yard Area is Concrete Paved
- Fully Fenced (Wrought Iron) and Secured
- Two Access Gates (both Fremont St. & Industrial Ave.)
- General Industrial Zone (I)
- Attractive, Reasonable AND Reliable City Owned Municipal Utilities



COMMERCIAL REAL ESTATE SERVICES

Corporate ID#: 01048055
www.lee-associates.com

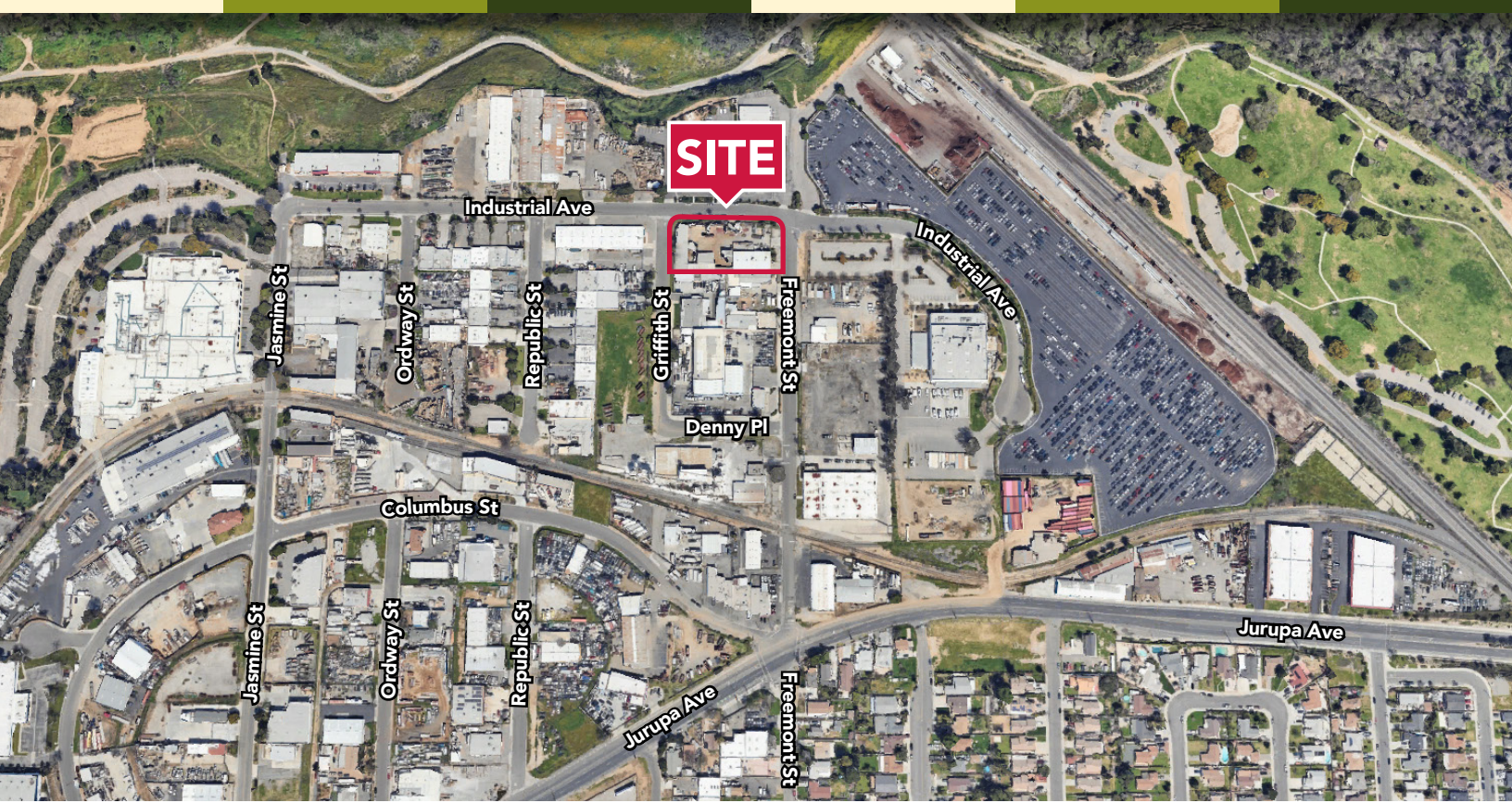
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