



For Lease

165,055+/- sq. ft. on 8 +/- Acres
Divisible down to 72,055 sq. ft., 51,000 sq. ft. and 42,000 sq. ft.
3016 Kansas Avenue, Bldg's. 9 through 14 Riverside, CA 92507

Available January 2025

*Lease rates ranging from
\$0.50 to \$0.75 per sq. ft.
per month modified gross*

Highlights:

- Formally used for RV manufacturing
- Offered at well below market rates
- Steel and concrete Tilt up construction
- Ceiling Heights ranges from 16' to 35'
- Convenient access from I-91, I-60 & I-215 freeways
- Dock High & Ground Level Loading
- 400 to 2000 Amps 277/480 volts 3 phase 4 wire power
- Ideal for Storage, fabrication or light manufacturing uses
- Verify Zoning with City of Riverside
- Lease term available through 12-31-2026



For More Information, Please Contact:

Shawn O'Gorman
T:951-683-8600 F:951-683-1109
Email:sogorman@ogormanpacificrealty.com
DRE # 00863348

This information was obtained from 3rd parties and not independently verified by us. Buyers/tenants should have experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as experts in legal, environmental, building construction, soils drainage or other such matters.



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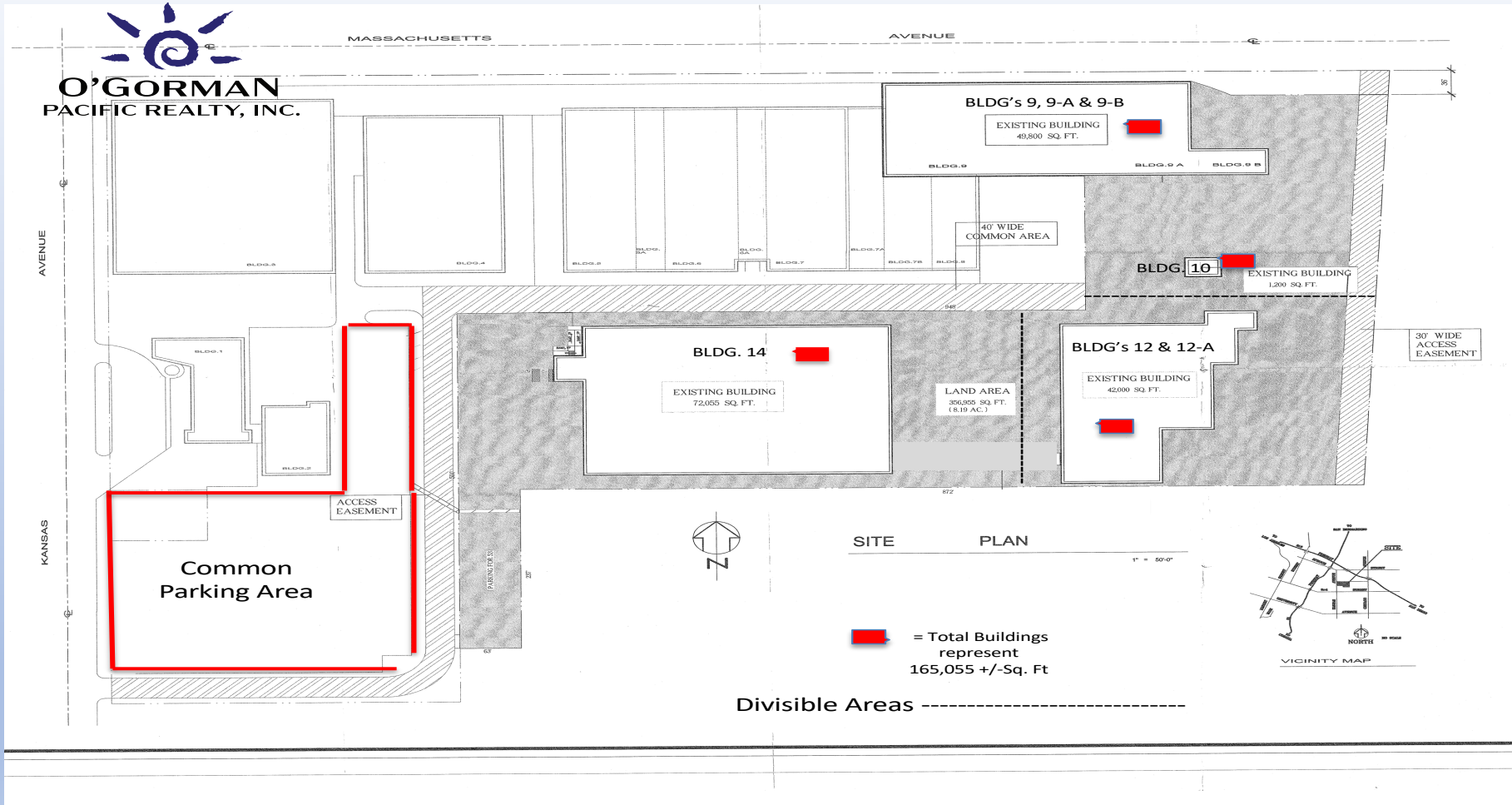
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O'GORMAN PACIFIC REALTY, INC.
4155 Diamond Street
Riverside, California
92501 951/684-4011

BUILDINGS 9, 9A, 9B, 10, 12 & 14
KANSAS AVENUE INDUSTRIAL PARK
3018 KANSAS AVENUE
RIVERSIDE, CALIFORNIA

REVISIONS
6-11-09
7-2-09
7-19-09
8-20-09

DATE: 1-4-09
JOB NUMBER
AI
SHEET NO.
OF ONE

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