



**ONLY  
\$259 PSF  
ON SALE  
\$1.10 PSF GRS  
ON LEASE**

**Unique Industrial Condo Unit with Prime  
Location in Hunter Park, Riverside  
Flexible BMP Zoning - 2005 Construction**

**FOR  
SALE/  
LEASE**

**+7,639 SF INDUSTRIAL WAREHOUSE**

1541 MARLBOROUGH AVENUE  
RIVERSIDE, CA 92507

ROCKY MORAN | Sr. Vice President  
951.276.3681  
rmoran@leeriverside.com  
DRE 01841701

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY FEATURES

- ▶ ±7,639 SF Industrial Building
- ▶ ±1,060 SF Office Space
- ▶ 400 Amps; 277/480V of Power (Verify)
- ▶ 11 Parking Spaces
- ▶ GL Door-Automatic Metal Rollup
- ▶ BMP Zoning
- ▶ Fully Sprinklered
- ▶ 16' Clear Height
- ▶ .32 Acre Site
- ▶ 2005 Construction
- ▶ New LED Warehouse Lights
- ▶ Concrete Truck Courts
- ▶ Master Planned Business Park Setting
- ▶ Watertight Roof with Skylights
- ▶ Competitive PSF. Pricing
- ▶ Low Cost HOA (\$582 monthly) Maintains Parking & Landscape
- ▶ Nearby 60/215 Freeway Interchange
- ▶ Comprehensive rooftop solar system
- ▶ Secured Double Trash & Recycle Bin Area
- ▶ Dedicated AC Split System to IT Room
- ▶ Functional Warehouse Exhaust System & Gas Heater

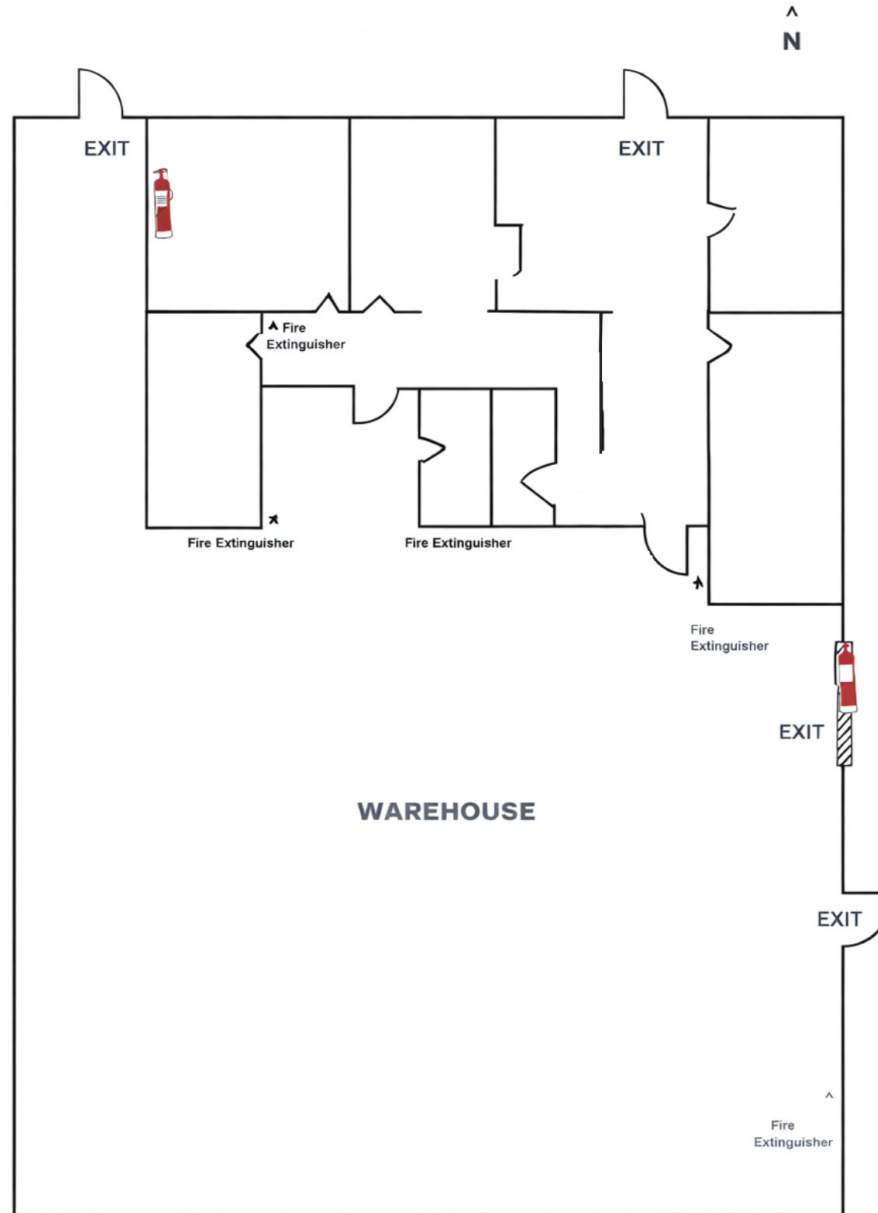
**1541 MARLBOROUGH AVENUE | RIVERSIDE, CA 92507**



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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055

# FLOOR PLAN



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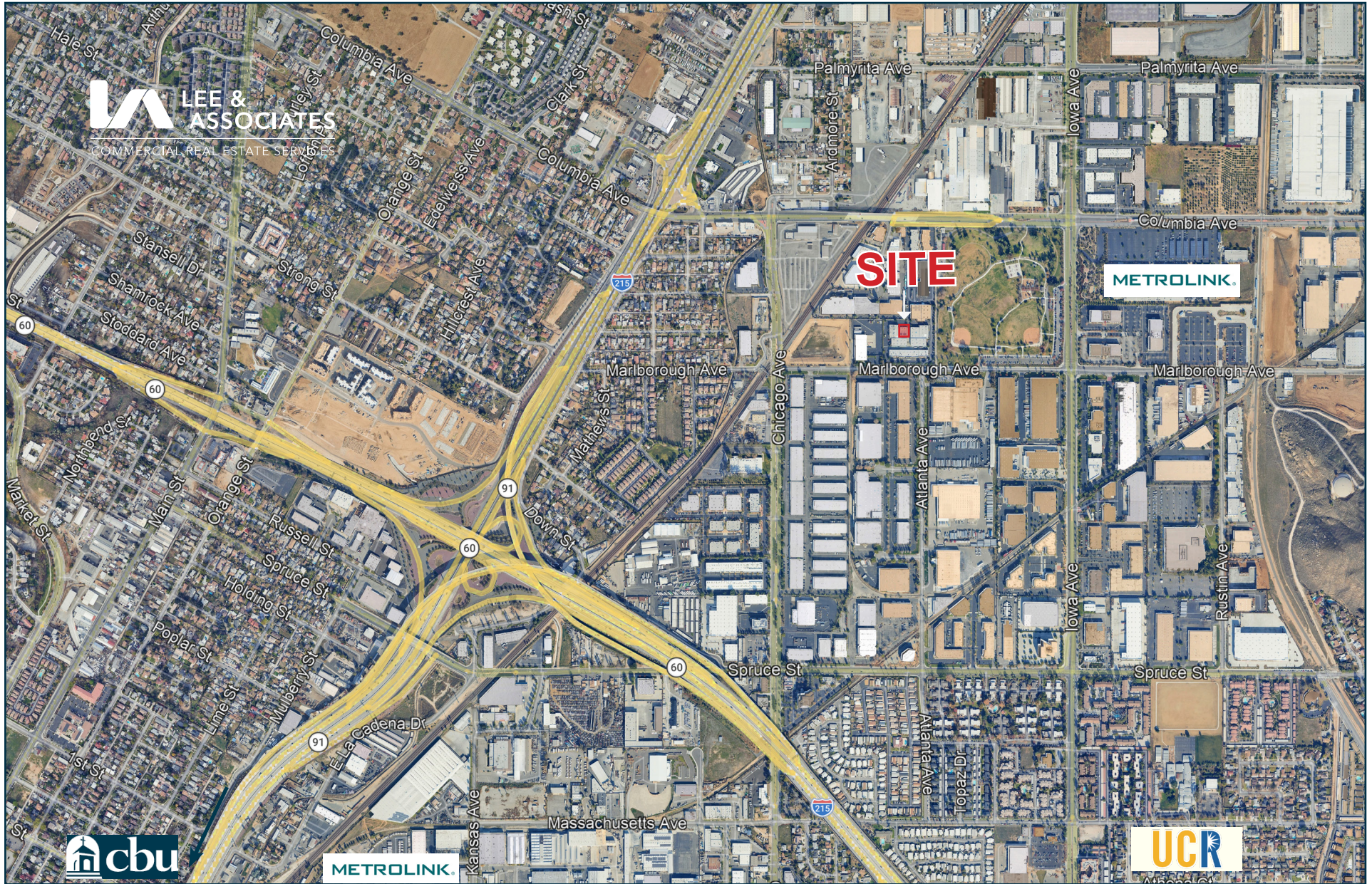


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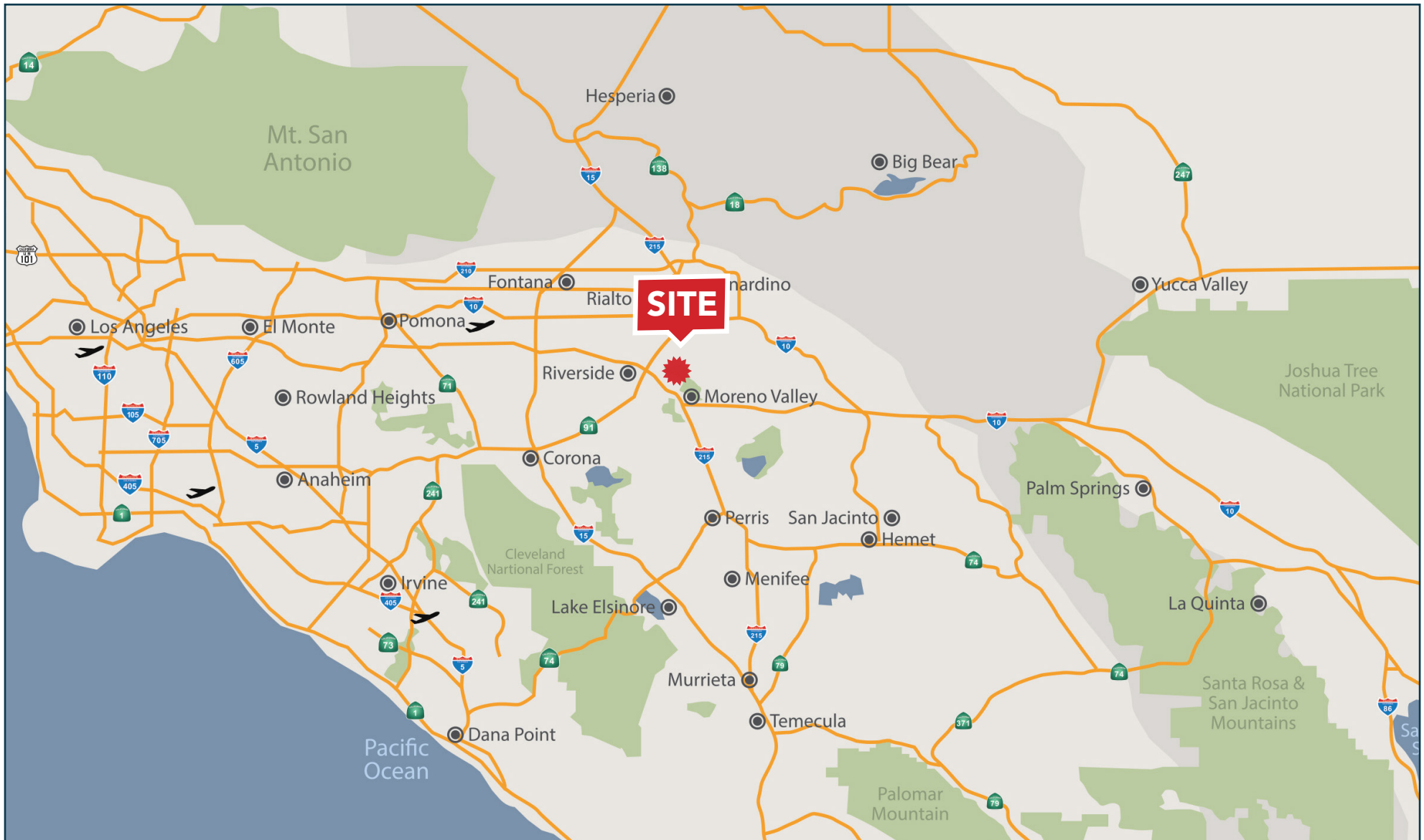


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