

# FOR SALE

6236 RIVER CREST DRIVE  
Riverside, CA 92507

**2 INDUSTRIAL UNITS TOTALING ±4,697 SF**  
±2,229 SF & ±2,468 SF | BUILDINGS CAN BE SOLD SEPARATELY



Units F & G:	±4,697 SF
Unit F:	±2,229 SF
Unit G:	±2,468 SF
Unit F Office SF:	±1,200 SF Unit F
Unit G Office SF:	±600 SF Unit G
Clear Height:	18'
GL Doors:	1 Door per Unit
Power:	200 Amps of Power; 120/208V per Unit
Parking Ratio:	3/1,000 SF
Zoning:	BMP



Lee & Associates, Inc. - Riverside  
Corporate ID 01048055  
4193 Flat Rock Drive, Suite 100  
Riverside, CA 92505  
www.lee-associates.com

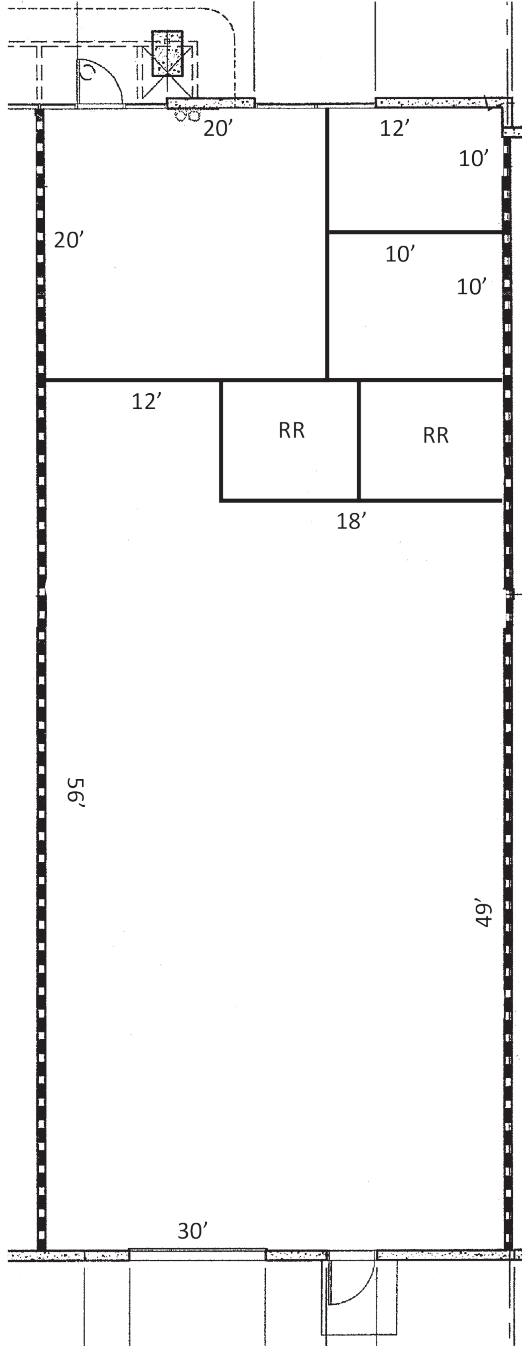
**MATT ROSSMAN**  
Vice President  
(951)276-3615  
mrossman@lee-associates.com  
License ID 01794680

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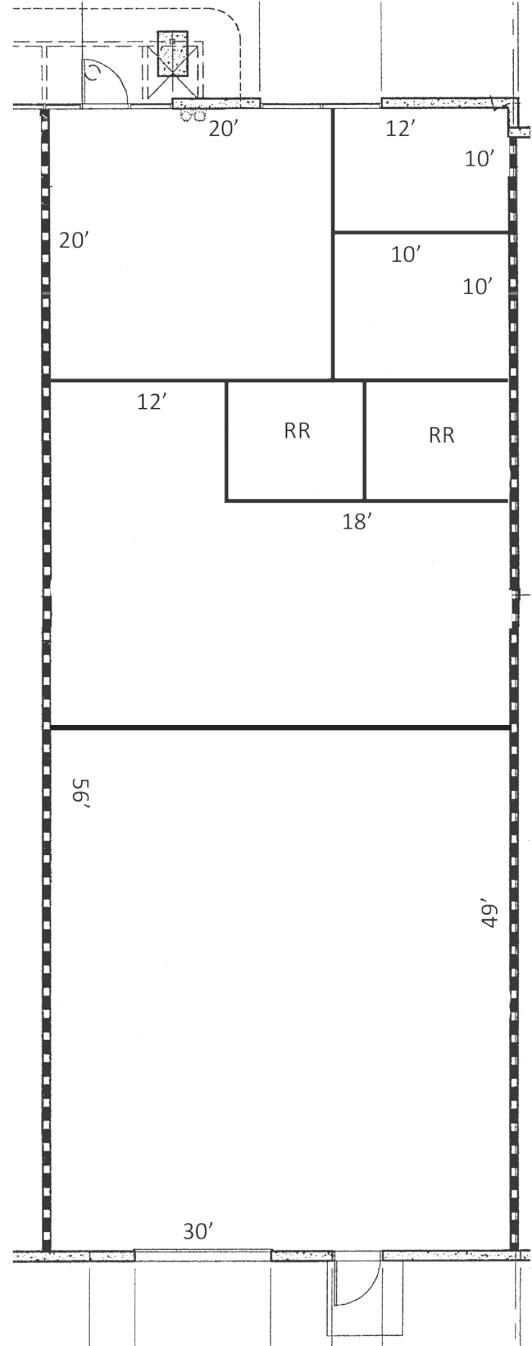
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6236 River Crest Drive, Unit F



6236 River Crest Drive, Unit G



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## PROPERTY FEATURES

- Located in the Canyon Crest Commerce Center
- Freeway Frontage
- 3:1,000 Parking Ratio
- Immediate Access to 215/60 Freeway
- Located Adjacent to Numerous Retail Amenities
- APN 291-041-006 and 291-041-007



## NEARBY AMENITIES:

- Staples
- Old Navy
- La Fitness
- Pier I Imports
- Bed Bath & Beyond
- Walmart
- Famous Footwear
- Petco
- Joanns
- Marshalls
- JCPenney
- World Market
- Lane Bryant
- CVS
- McDonalds
- Subway
- Rubios
- Best Buy
- Home Depot



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## MATT ROSSMAN

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