

# FOR SALE/LEASE

## ±24,355 SF BUILDING ON ±1.80 AC



2350 Mulberry Street, Riverside, CA 92501

### PROPERTY HIGHLIGHTS

- Free Standing Building on ±1.80 AC Lot
- Fenced Yard with Ability to Extend
- 2 Ground Level Doors
- 2 Exterior Truckwell Doors with Load Levelers
- Excellent Access to the 91 Freeway
- ±5,400 SF Office
- Zoned BMP (Verify)
- 15'-20' Clear Height
- 400 Amps, 120/208 V Electrical Service
- The Opportunity Zone
- Drive Around Building

*\*Verify all information. No warranty or representation has been made to the accuracy of the foregoing information.*



**BIG YARD  
BUILDING  
BROKERS**

**ALEXEY ZABOLOTSKIKH**  
951.276.3606 | DRE#: 01428540  
ALEX@LEERIVERSIDE.COM

**CRAIG YOCUM**  
951.276.3625 | DRE#: 00942165  
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**TRENT KIMSEY**  
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TKIMSEY@LEERIVERSIDE.COM



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