

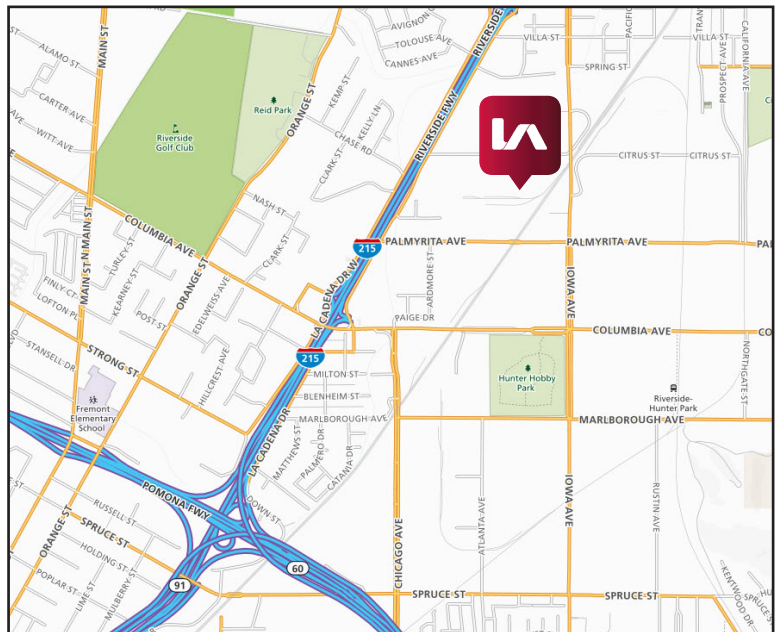


±18,400 SF AVAILABLE FOR LEASE & SALE

1360 Citrus St., Riverside, CA. 92507

PROPERTY FEATURES:

- ±3,000 SF of Office Space
- ±1.18 Acre Parcel
- 18' Minimum Clearance Height
- Six (6) 10x12 Ground Level Doors
- 800 Amps, 277/480 Volt Power (Verify)
- Fire Sprinklered
- Distribution of Power throughout Warehouse
- BMP Zoning (Business and Manufacturing Park Zone)
- Immediate Access to I-215 and CA-60 Freeways



FOR MORE INFORMATION PLEASE CONTACT:

Ken Jones, Senior Vice President

909.373.2726

kjones@lee-assoc.com

DRE #01703262



COMMERCIAL REAL ESTATE SERVICES



Lee & Associates® - Ontario / Corporate ID # 00976995

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

