

Crossroads Technology Park

1485 SPRUCE STREET, Suite's G & H

RIVERSIDE, CALIFORNIA



Offered at \$650,000



4,105 SF Office/Warehouse Condo for Sale

Property Features:

- Located within the Crossroads Technology Park
- Excellent proximity to 215, 60 & 91 Freeways
- Single Story Condo w/ Direct Outside Entry
- 90% Office, 10% Warehouse
- 4/1,000 Parking Ratio
- Opportunity Zone
- Property includes two addresses and two APN numbers.
- Surrounded by Professional Businesses, Restaurants and Cafes, Retail and Homes.



For Information,
Please contact:

Robert Sturner
DRE# 01455837
951.906.3085

The Sturner Group

A division of Inland Pacific Advisors, Inc.
3538 Central Avenue Suite 200
Riverside, CA 92506
Lic# 00151822

All of the foregoing and attached information is gathered from sources which are considered reliable; however, no warranties as to its accuracy are made, either expressed or implied. The value and/or suitability of this transaction to you depends on many factors which should be evaluated by your tax, legal and other consultants to verify the suitability of this property and/or transaction. All terms and information subject to change without notice, Inland Pacific Commercial Brokerage is a division of Inland Pacific Advisors, Inc.

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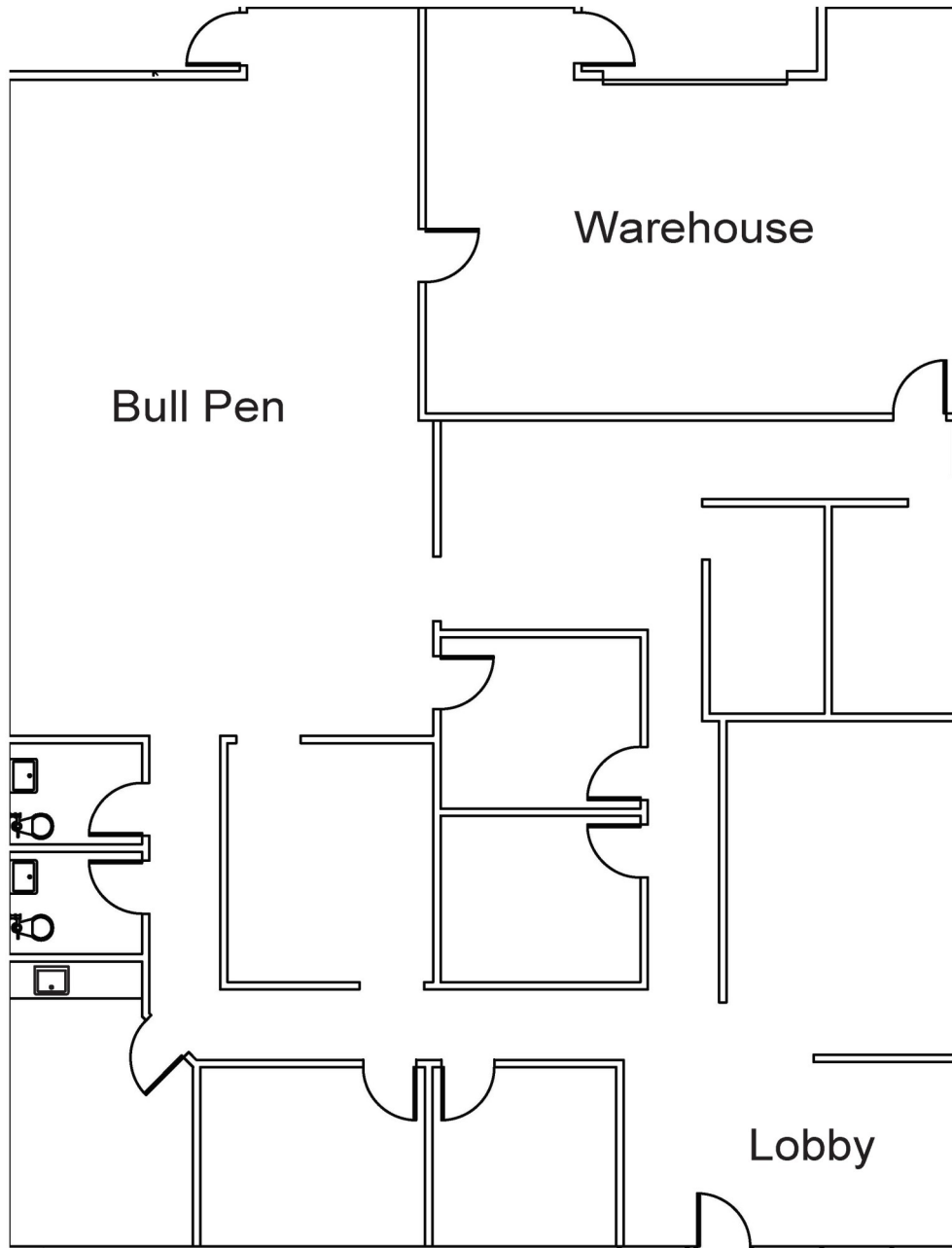


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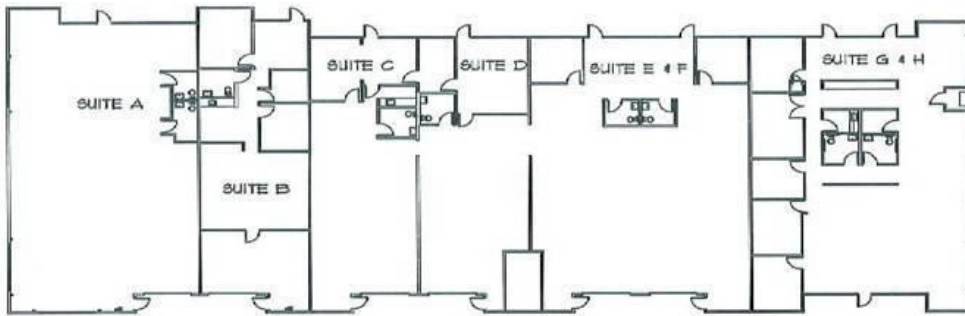


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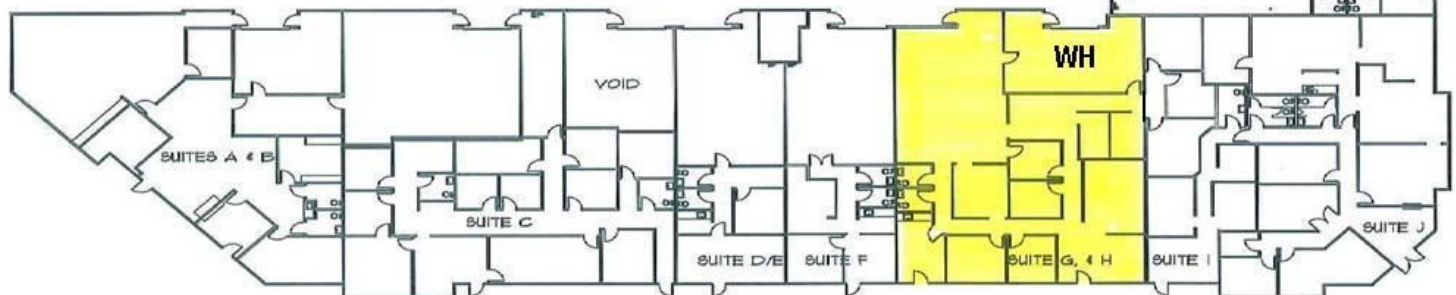
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FLOOR PLAN
1465 SPRUCE STREET



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