



**FOR SALE**

**±16,980 SF Building**

3100 Chicago Avenue, Riverside, CA 92507

**Redevelopment Underway,  
Huge Fenced Yard, \$155 PSF**



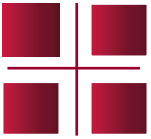
**TOBY TEWELL**

ttewell@lee-associates.com

D 951.276.3662

DRE# 01822772

*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. 4193 Flat Rock Drive, Suite 100, Riverside, CA 92505 | Corporate DRE# 01048055*



# BUILDING FEATURES



## LISTING DATA

AVAILABLE SF: ±16,980 SF  
OFFICE SPACE: ±1,200 SF  
GL DOORS: 2  
DH DOORS: Interior docks possible  
CLEAR HEIGHT: 17' - 18'  
POWER: 400 Amps; 277/480V  
PARKING: Abundant parking

### COMMENTS:

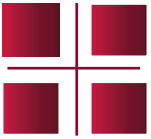
Property located in Qualified Opportunity Zone (consult attorney and/or accountant regarding benefits)

\*Warehouse and office pictures are of improvements completed in neighboring suite

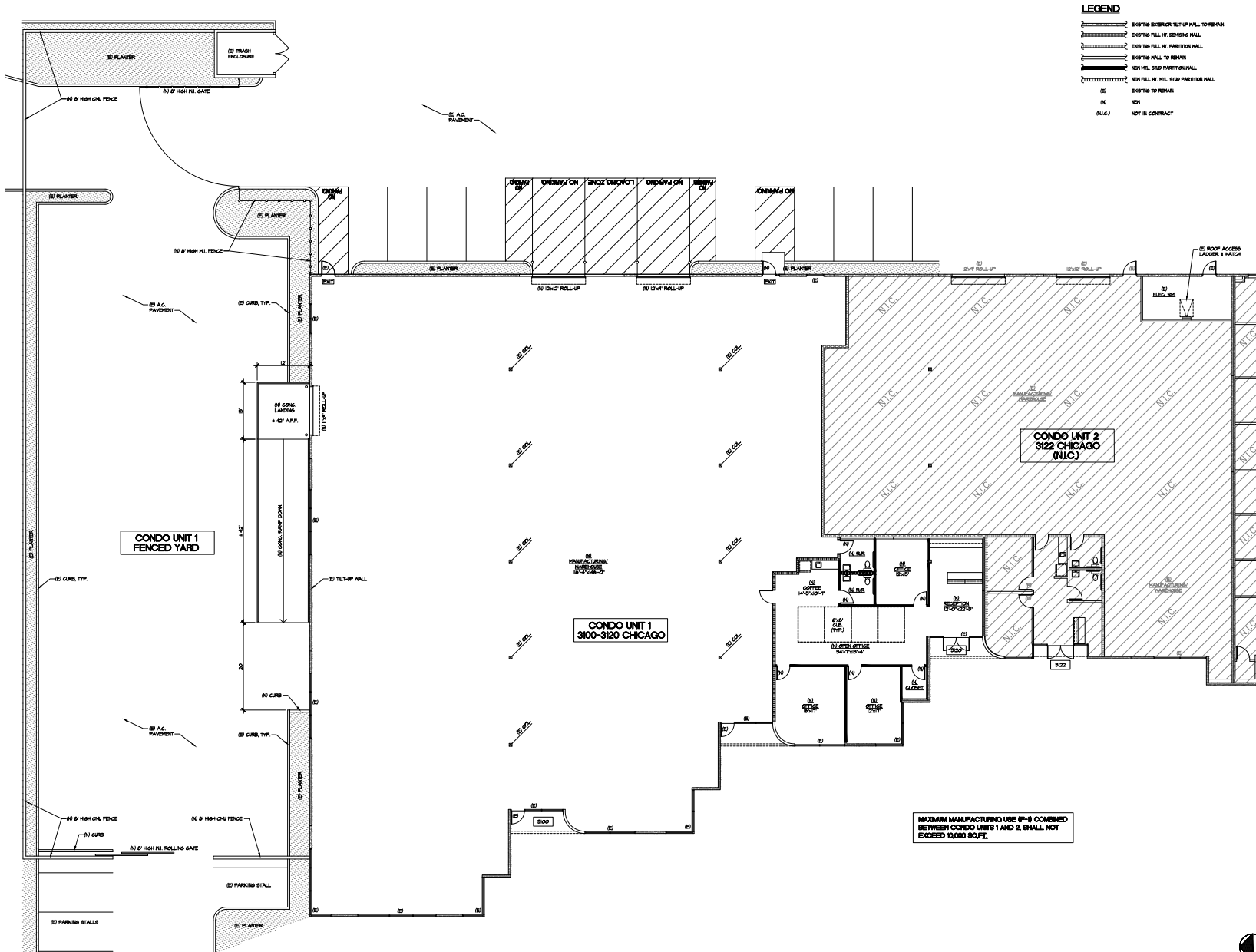


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# SUBMITTED FLOOR PLAN



**LEGEND**

	EXISTING EXTERIOR TILT-UP WALL TO REMAIN
	EXISTING FULL HT. EXTERIOR WALL
	EXISTING FULL HT. PARTITION WALL
	EXISTING WALL TO REMAIN
	NEW MTL. STUD PARTITION WALL
	NEW FULL HT. MTL. STUD PARTITION WALL
	EXISTING TO REMAIN
	NEW
	NOT IN CONTRACT

MAXIMUM MANUFACTURING USE (M-U) COMBINED BETWEEN CONDO UNITS 1 AND 2, SHALL NOT EXCEED 10,000 SQ.FT.

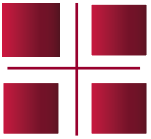


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# AERIAL

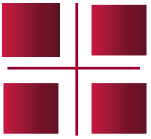


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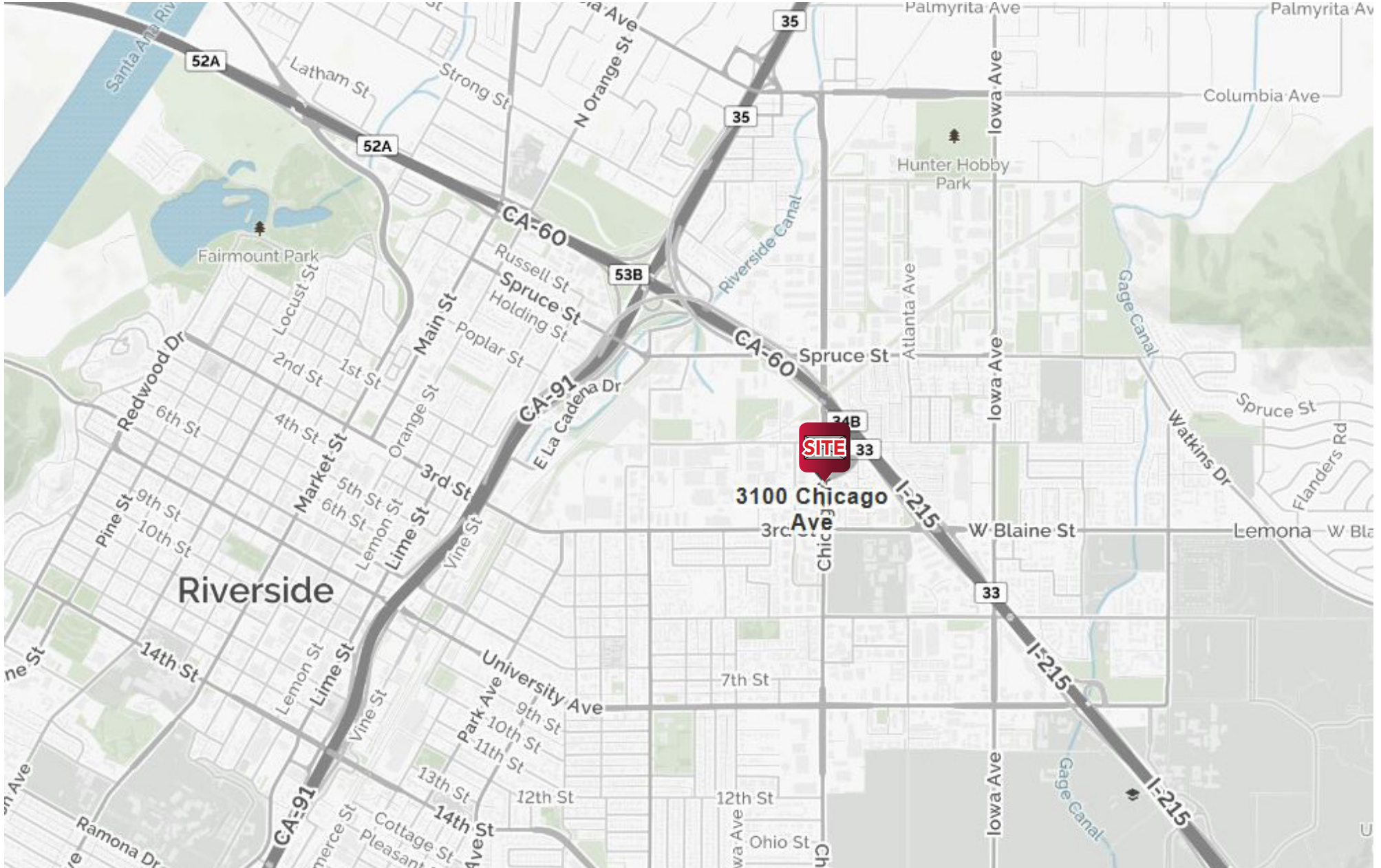
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# LOCATION



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