

Profile 1 of 1

**Summary (70527)**

**Building 2  
4111 Flat Rock Dr.  
Riverside, CA 92505**

|                          |                  |
|--------------------------|------------------|
| <b>Business Park:</b>    | Turner RiverWalk |
| <b>County:</b>           | Riverside        |
| <b>Market:</b>           | East Valley      |
| <b>Sub Market:</b>       | Riverside        |
| <b>Land Size (Acres)</b> | 0.81 Acres       |
| <b>Available SF:</b>     | 15,480 SF        |
| <b>Building SF:</b>      | 15,480 SF        |
| <b>Industrial SF:</b>    | 12,530 SF        |
| <b>Office SF:</b>        | 2,950 SF         |

**Building**

|                             |           |
|-----------------------------|-----------|
| <b>Construction Status:</b> | Existing  |
| <b>Primary Use:</b>         | Mfg/Dist  |
| <b>Mezzanine SF:</b>        | 1,000 SF  |
| <b>Year Built:</b>          | 2005      |
| <b>ConstructionType:</b>    | CTU       |
| <b>Sprinkler:</b>           | Yes       |
| <b>Ceiling Ht:</b>          | 24' (Min) |

**Utilities**

|               |                     |
|---------------|---------------------|
| <b>Power:</b> | 277/480 v 400 a 3 p |
|---------------|---------------------|

**Site**

|                       |             |
|-----------------------|-------------|
| <b>Land SF:</b>       | 35,283 SF   |
| <b>Parcel Number:</b> | 142-090-026 |
| <b>Zoning:</b>        | BMP         |

**Crane**
**General Listing/Transaction Information**

|                          |                      |
|--------------------------|----------------------|
| <b>Asking Rate:</b>      | \$0.85 GRS Per Month |
| <b>Transaction Type:</b> | Lease                |
| <b>Vacancy Type:</b>     | Direct               |
| <b>Occupancy Type:</b>   | Vacant               |

**Parking**

|                       |      |
|-----------------------|------|
| <b>Parking Ratio:</b> | 2.00 |
|-----------------------|------|

**Loading & Doors**

|                               |   |
|-------------------------------|---|
| <b># GL/DID:</b>              | 2 |
| <b>#DH/Truck-level Doors:</b> | 1 |
| <b>Total Doors:</b>           | 3 |

**Contacts**

|                          |   |
|--------------------------|---|
| <b>Listing Broker(s)</b> | Paul Whitehouse<br>Lee & Associates - Riverside<br>951.276.3607<br>pwhitehouse@lee-associates.com |
|--------------------------|---|

**Comments**

**Property Comments:** Close to Corona & Only 10.5 Miles To Orange County. Easy Access to the 91 & I-15 Freeways. Adjacent to Newer Retail Center.

**Listing Comments:** F/S Building. 2,950 SF 2-Story Office, 1st Fl - 1,950 SF & 2nd Fl - 1,000 SF. 5 Restrooms. Large, Paved & Secured Yard. 0.50/2,000 SF GPM Calculated Sprinkler System. Low Cost Riverside Power District.