



±3,176 SF FOR SALE

7159 OLD 215 ROAD

RIVERSIDE, CA



MATT CALVET

951.445.4502

mcalvet@leetemecula.com

License #01949267

BUILDING FEATURES

- ±3,176 SF Freestanding Industrial building
- Reception, three private offices, wet bar and one restroom
- 12' X 12' GL Doors
- Natural Gas Stubbed
- “Bonus” hard lid Mezzanine
- Easy Ingress/Egress For Delivery Trucks
- Insulated Warehouse
- Abundant parking; 2.89/1,000 SF Ratio

AREA FEATURES

- Excellent I-215 access
 - 124,000 CPD on I-215 at East Alessandro Blvd.
 - .5 miles to On/Off Ramp (I-215)
- Close by amenities:
- Wells Fargo
 - Sam's Club
 - Costco
 - Bank of America
 - Shell Gas



SALES PRICE:
\$435,112 (\$137/PSF)

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LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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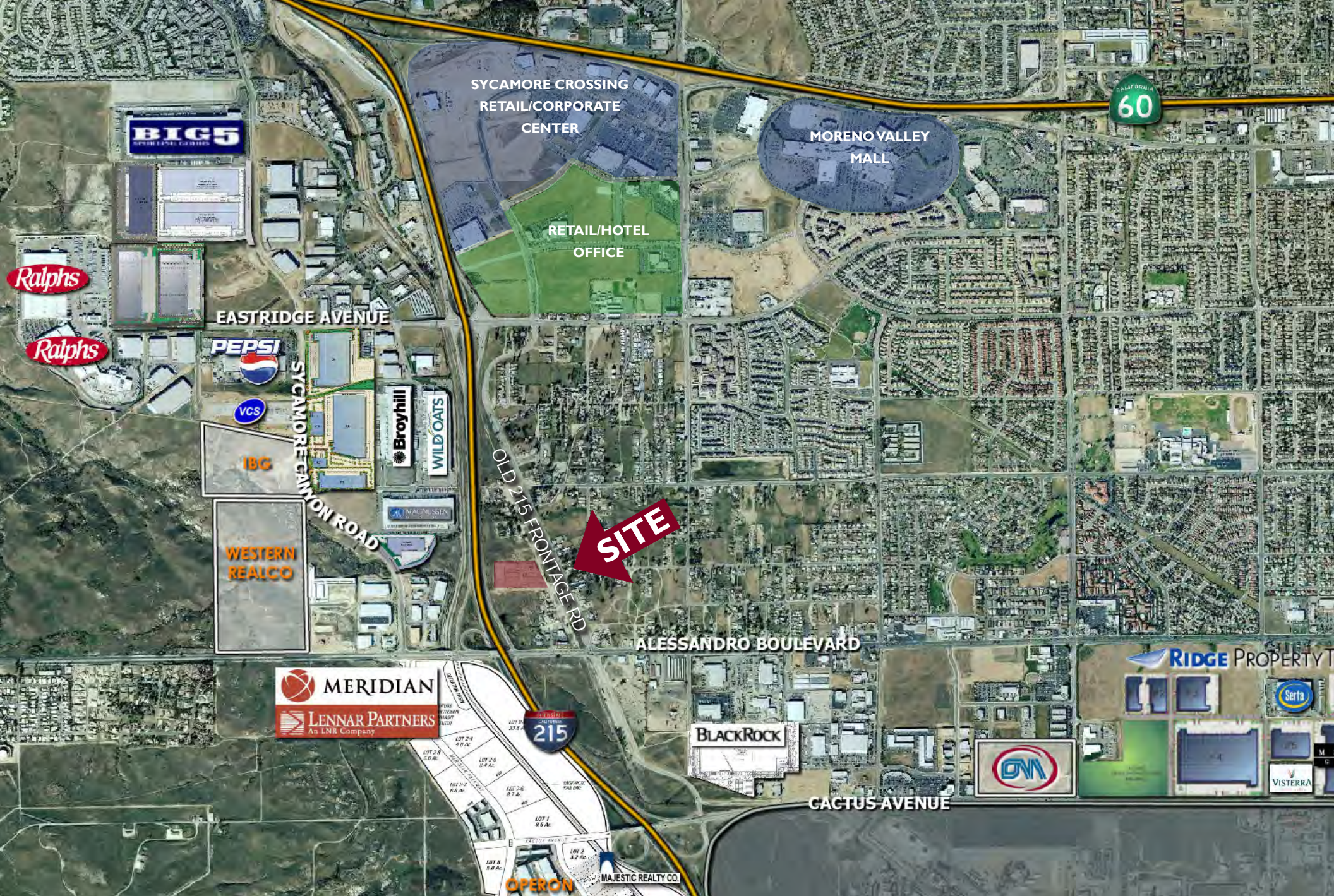
SITE PLAN



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SYCAMORE CROSSING
RETAIL/CORPORATE
CENTER

MORENO VALLEY
MALL

RETAIL/HOTEL
OFFICE

EASTRIDGE AVENUE

ALESSANDRO BOULEVARD

CACTUS AVENUE



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