

8848 MAIN STREET | JURUPA VALLEY, CA 92509



Lee & Associates Commercial Real Estate Services, Inc.- Riverside Corporate DRE# 01048055 4193 Flat Rock Drive, Suite 100 Riverside, CA 92505

TOBY TEWELL

VICE PRESIDENT

- **2** 951.276.3662
- ttewell@lee-associates.com

DRE# 01822772

CARLY HAMILTON

ASSOCIATE

- **9**51.276.3663
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DRE# 01968295



PROPERTY FEATURES

AVAILABLE SF: ±3,500 SF Building

OFFICE SF: $\pm 1,000$ SF Newly Remodeled (Reception, 2

Private Offices, Breakroom w/ Full Kitchen)

RESTROOMS: 2

GL DOORS: 2 (10' x 10')

BILLBOARD: Billboard Signage Facing Van Buren Blvd*

(39,595 CPD on Van Buren Blvd)

WAREHOUSE: 2 Large Warehouse Use Areas Suitable for

some Automotive Uses, plus Covered Work

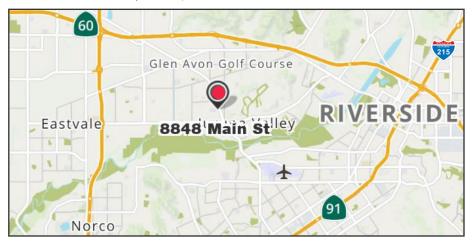
Area (not includd in Available SF)

CLEAR HEIGHT: 12'

YARD: Gated, Block Walls

APN: 165-183-004 & 165-183-012 (0.26 Acres)

* OWNER OFFERED \$1,000+/MONTH FOR BILLBOARD RENTALS











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PROPERTY PHOTOS











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