

# FOR SALE - $\pm 6,954$ SF

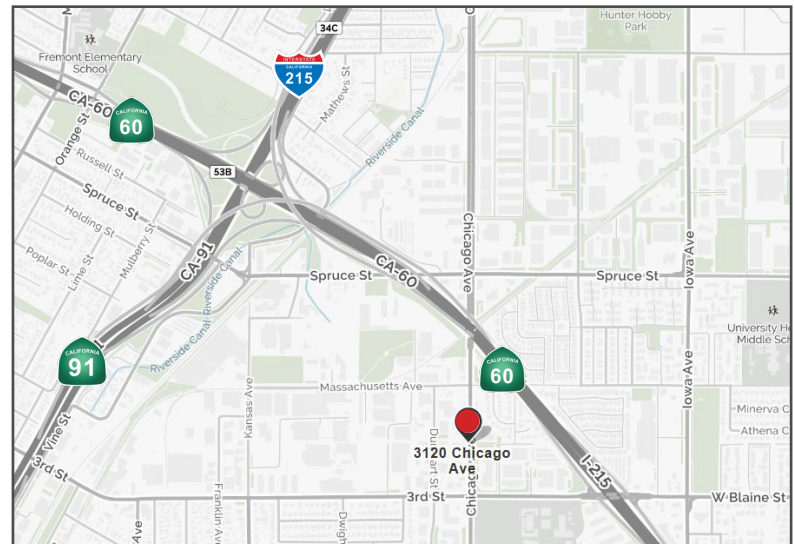
## Newly Renovated Rare, Small Industrial Condo

**EXPANDABLE TO  $\pm 23,934$  SF!**



**3170 CHICAGO AVENUE | RIVERSIDE, CA 92507**

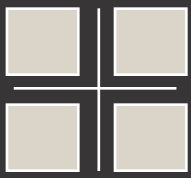
- » Hunter Park Neighborhood (BMP Zoning)
- » Opportunity Zone: Property located in Qualified Opportunity Zone (consult attorney and/or accountant regarding benefits)
- »  $\pm 1,200$  SF of Newly Renovated Office
- » Suite Next Door Available ( $\pm 16,980$  SF,  $\pm 23,934$  SF Total)
- » Reception, 2 Private Offices, Coffee Bar, 2 Restrooms
- » 2 Large Ground Level Doors (12' x 12' & 12' x 9')
- » New Roof Overlay
- » 400 Amps; 277/480V Electrical Service (Verify)
- » 17-18' Clear Height
- » Easy Access to 91/60/215 Freeways



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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