

FOR SALE

3160 CHICAGO AVENUE, RIVERSIDE
±16,980 SF INDUSTRIAL BUILDING

ASKING PRICE: \$2,767,000.00 (\$163 PSF)

HUGE PRIVATE YARD

CLICK HERE

360°
VIRTUAL TOUR

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TOBY TEWELL | 951.276.3662
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PROPERTY HIGHLIGHTS

PRICE PER SF	\$163.00
OFFICE SF	±1,700 WITH 1ST GENERATION IMPROVEMENTS
GROUND LEVEL DOORS	1 (12' X 12') & 1 (12' X 9')
DOCK HIGH DOORS	INTERIOR DOCKS POSSIBLE
CLEAR HEIGHT	17' - 18'
POWER	400 AMPS; 277/480V (VERIFY)
YARD	±7,000 SF USABLE ENCLOSED YARD
ROOF	NEW ROOF OVERLAY
PARKING	SECURED & AMPLE PARKING

PROPERTY LOCATED IN QUALIFIED OPPORTUNITY ZONE
(CONSULT ATTORNEY AND/OR ACCOUNTANT REGARDING BENEFITS)



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