



TOBY TEWELL | 951.276.3662

DRE#: 01822772 | TTEWELL@LEE-ASSOCIATES.COM

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside.

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

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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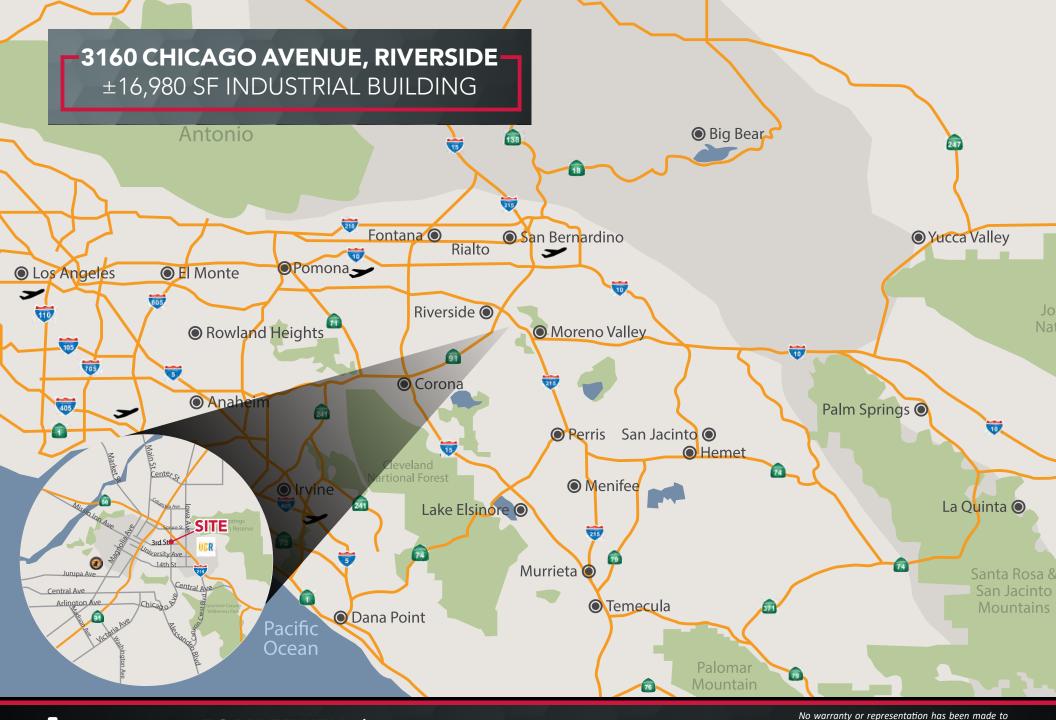
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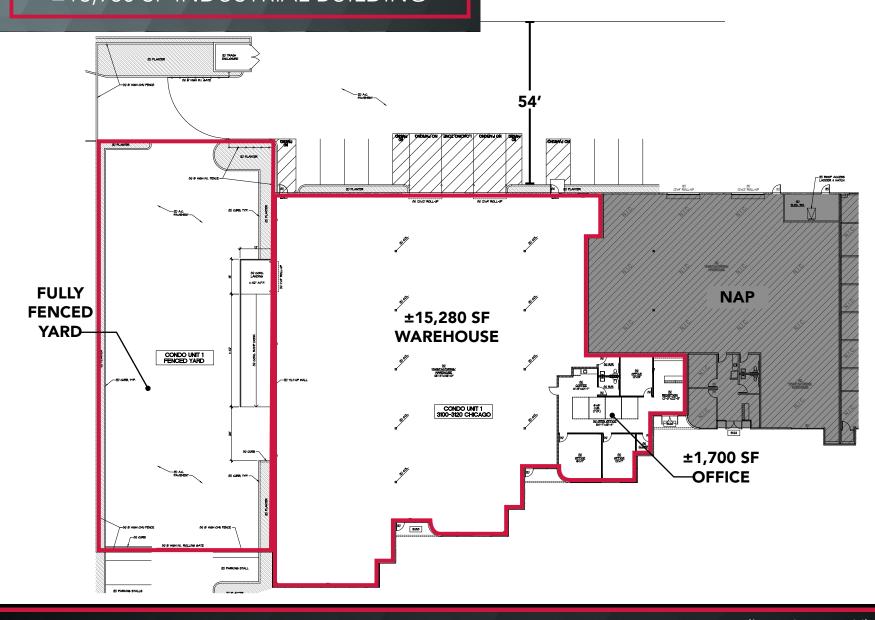
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