

FOR LEASE:

±40,440 SQUARE FEET ON LARGE ±2.87 ACRE PARCEL OF LAND

6727 Columbus Avenue, Riverside, CA 92504

HUGE YARD AREA - OVER ONE(1) ACRE OF OUTDOOR AREA

- ENTIRE SITE, FENCED AND SECURED WITH EASY INGRESS & EGRESS
- CORNER PARCEL WITH ACCESS GATES FROM TWO SEPARATE STREETS



RECENTLY REFURBISHED

- NEW PAINT INTERIOR & EXTERIOR / LANDSCAPING
- RE-SLURRY COATING & STRIPPING THE PARKING AND LOT AREA
- OFFICES: NEW CARPET & PAINT

PROPERTY HIGHLIGHTS

- ±40,440 Square Foot, Freestanding, Industrial Building
- ±2,048 Square Feet of Office Space
- Three (3) Dock High Doors with Load Levelers
- Loading Ramp with Two (2) Ground Level Doors
- One (1) Ground Level Loading Door
- .25 GPM/2,000 SF Calculated Fire Sprinklers (Verify)
- Two (2) 400 Amp Panels, 277/480 Volts (Verify)
- 18' Minimum Warehouse Ceiling Clearance
- Zoned: Business Manufacturing Park (BMP)
- Attractive, Reasonable & Reliable City Owned Municipal Utilities
- Great Location, Near Riverside Municipal Airport
- 4-Miles to 91 Fwy, 7-Miles to 15 Fwy Interchange, 5-Miles to 60 Fwy



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