

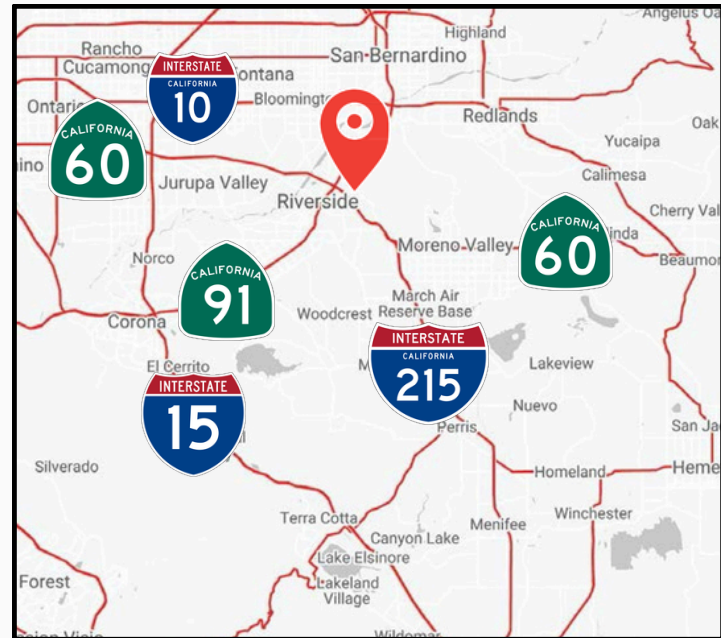
FOR SALE ± 24,960 SF FREE STANDING BLDG. & LEASE WITH LARGE FENCED YARD



1350 W. CITRUS ST., RIVERSIDE, CA 92507

PROPERTY HIGHLIGHTS

- ± 24,960 SF Bldg. on + 1.18 Acre Lot
- ± 3,500 SF Office with Private Offices, Kitchenette, Conference Room and Several Restrooms
- Skylights throughout Building Provides lots of Natural Light
- Two (2) Dock High doors with four (4) loading positions
- Zoning: BMP (Business and Manufacturing Park) – verify with City of Riverside
- 800 Amps, 277/480 volt (verify)
- 24' minimum clear height in warehouse
- .42/2000 Sprinkler system (verify)
- APN: 247-140-026



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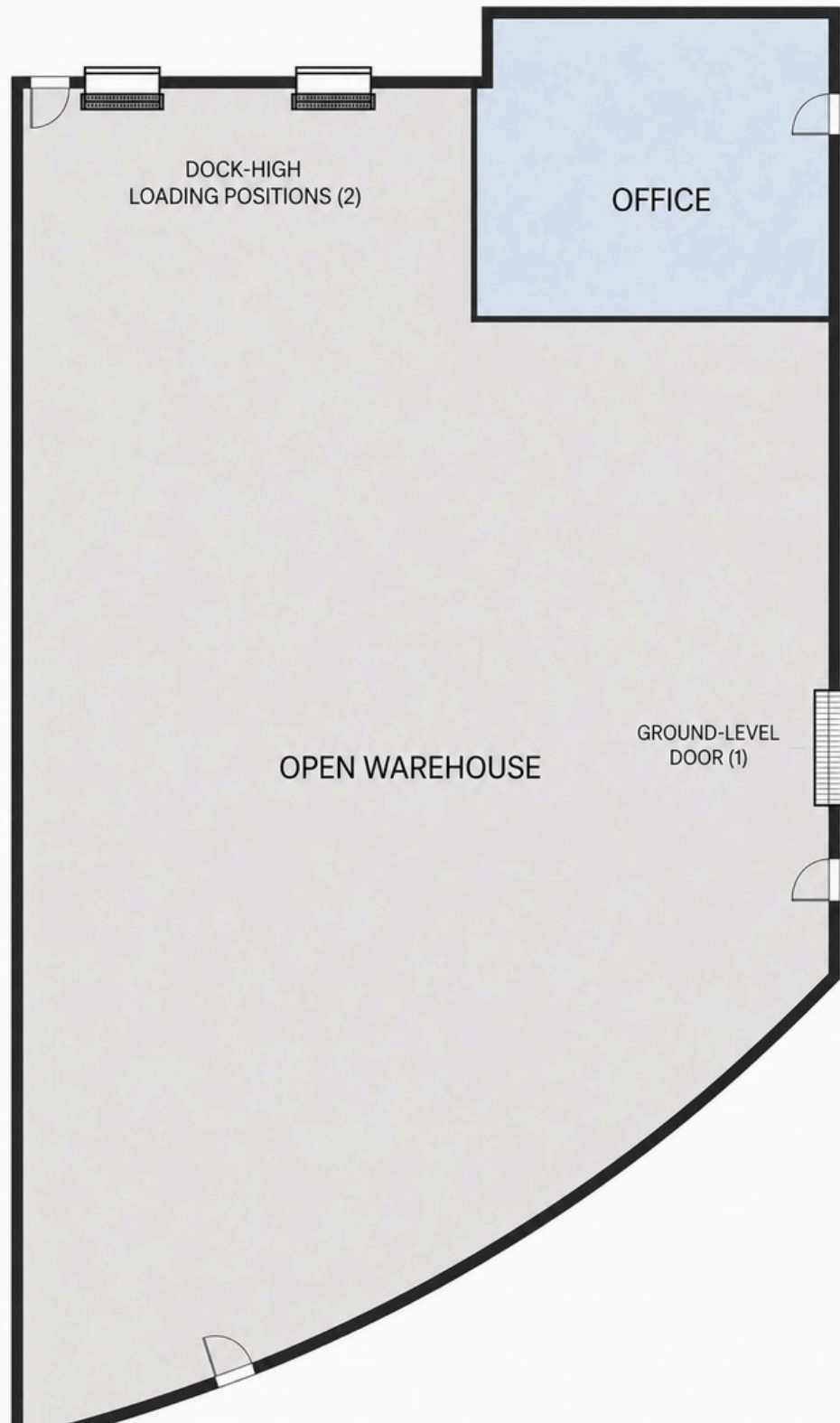
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CORP. DRE LIC. 01291393

**FOR SALE ± 24,960 SF FREE STANDING BLDG.
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FLOOR PLAN



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**Ashwill
Associates**
COMMERCIAL REAL ESTATE

CORP. DRE LIC.01291393

FOR SALE ± 37,000 SF INDUSTRIAL FLEX BLDG. WITH LARGE GATED YARD



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**Ashwill
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COMMERCIAL REAL ESTATE

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FOR SALE

± 37,000 SF INDUSTRIAL FLEX BLDG. WITH LARGE GATED YARD

Permitted Uses

(More Uses Available on City of Riverside Website)

- a. Aircraft Charter Services
- b. Aircraft Parts, Supplies, Merchandise and Equipment Shops
- c. Ambulance Company: With or Without Vehicle Storage
- d. Baker – Wholesale
- e. Banks and Financial Institutions/Services, Including Brokerages
- f. Brewery, Microbrewery and Winery manufacturing and wholesale only.
- g. Catering Establishments
- h. Furniture Upholstery
- i. Laboratories – Research
- j. Laundry, Commercial (Cleaning Plants, Industrial Laundries, Carpet and Upholstery)
- k. Manufacturing (Indoors)
- l. Offices (Administrative, Business, Executive and Professional, but not Medical or Dental)
- m. Publishing and Printing
- n. Restaurants (sit down and take-out)
- o. Ancillary to a Manuf. Use On-site (Floor area not to exceed 15% of gross floor area)
- p. Taxi Company with Vehicle Storage
- q. Vehicle Wholesale Business: Indoor (less than 5,000 sq. ft.)
- r. Warehousing & Distribution Facilities: 10,000 sq. ft. or less
- s. Equipment (Small) Sales and Rental -- MC required
- t. Lumber Yard and Building Materials - Wholesale -- MC required
- u. Outdoor Storage Yard - Primary Use -- MC required
- v. Parking Lot or Parking Structure (Stand Alone) -- MC required
- w. Smog Shop (Test Only) -- MC required
- x. Vehicle Repair Facilities - Minor (Indoor) -- MC required
- y. Vehicle Rental: Moving Trucks & Passenger Vehicles -- MC required
- z. Clinics and Small Animal Hospitals (short term boarding) -- MC required
- aa. CUP in place for Towing of Vehicle & Equipment

*Per City of Riverside website (verify use with City of Riverside Planning Department)

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