

FOR LEASE: ±25,000 SF MANUFACTURING/WAREHOUSE BLDG ON ±2.55 AC

1391 SPRUCE STREET, RIVERSIDE, CA 92507



**RECENTLY
RENOVATED**

PROPERTY SUMMARY

- ±25,000 Building SF on ±2.55 Acres
- ±1,250 SF of Office Space
- Corporate HQ Appeal
- Motion LED Warehouse Lights
- Distributed Electrical & Air Lines throughout Warehouse
- Fully Paved & Gated Yard with Automatic Gate Openers
- Unrestrictive BMP Zoning
- 18 Ground Level Doors:
 - (10) 20' x 12'
 - (7) 22' x 14'
 - (1) 19' x 10'
- Warehouse Restrooms with Employee Lockers
- Close Proximity to 91, 60, & 215 Freeway Interchange
- 800 Amps 277/480V (Verify)

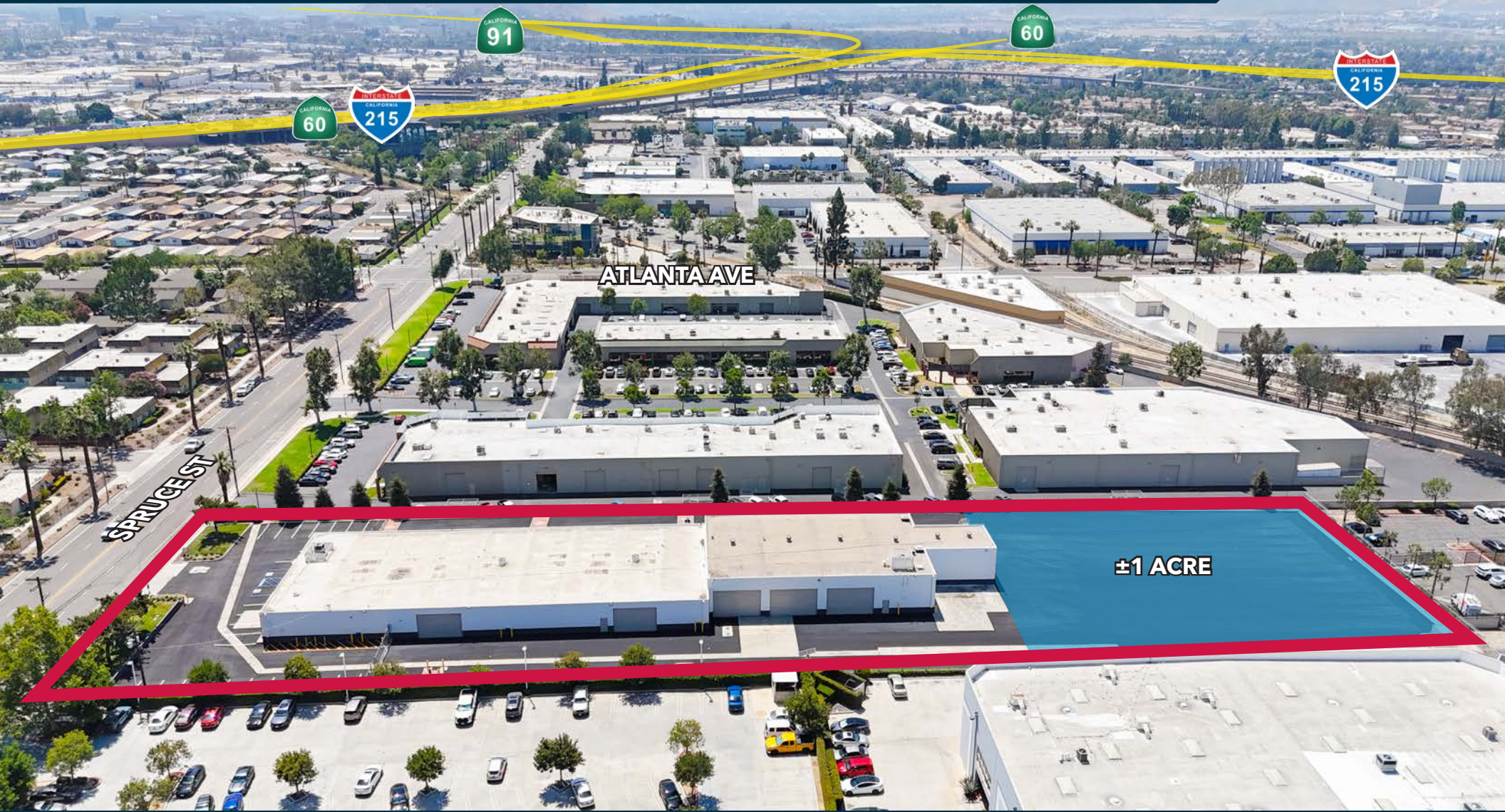


RYAN TURNQUIST
951.276.3680 | DRE# 01971265
RTURNQUIST@LEERIVERSIDE.COM

MAT SKOGEBO
951.276.3646 | DRE# 01975345
MSKOGEBO@LEERIVERSIDE.COM

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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AIRPORT/PORT ACCESS

1. Ontario Airport
2. LAX
3. Port of Los Angeles
4. Port of Long Beach
5. Port of San Diego

PORT TRADING PARTNERS

PORT OF LOS ANGELES	PORT OF LONG BEACH	PORT OF SAN DIEGO
China/Hong Kong (\$132 billion)	China (\$47.18 billion)	Mexico (\$31 billion)
Japan (\$37 billion)	Vietnam (\$9.54 billion)	Japan (\$523 million)
Vietnam (\$28 billion)	South Korea (\$6.72 billion)	Ecuador (\$106 million)
Taiwan (\$18 billion)	Taiwan (\$4.54 billion)	Netherlands (\$87.8 million)
South Korea (\$16 billion)	Thailand (\$4.01 billion)	United Kingdom (\$70 million)

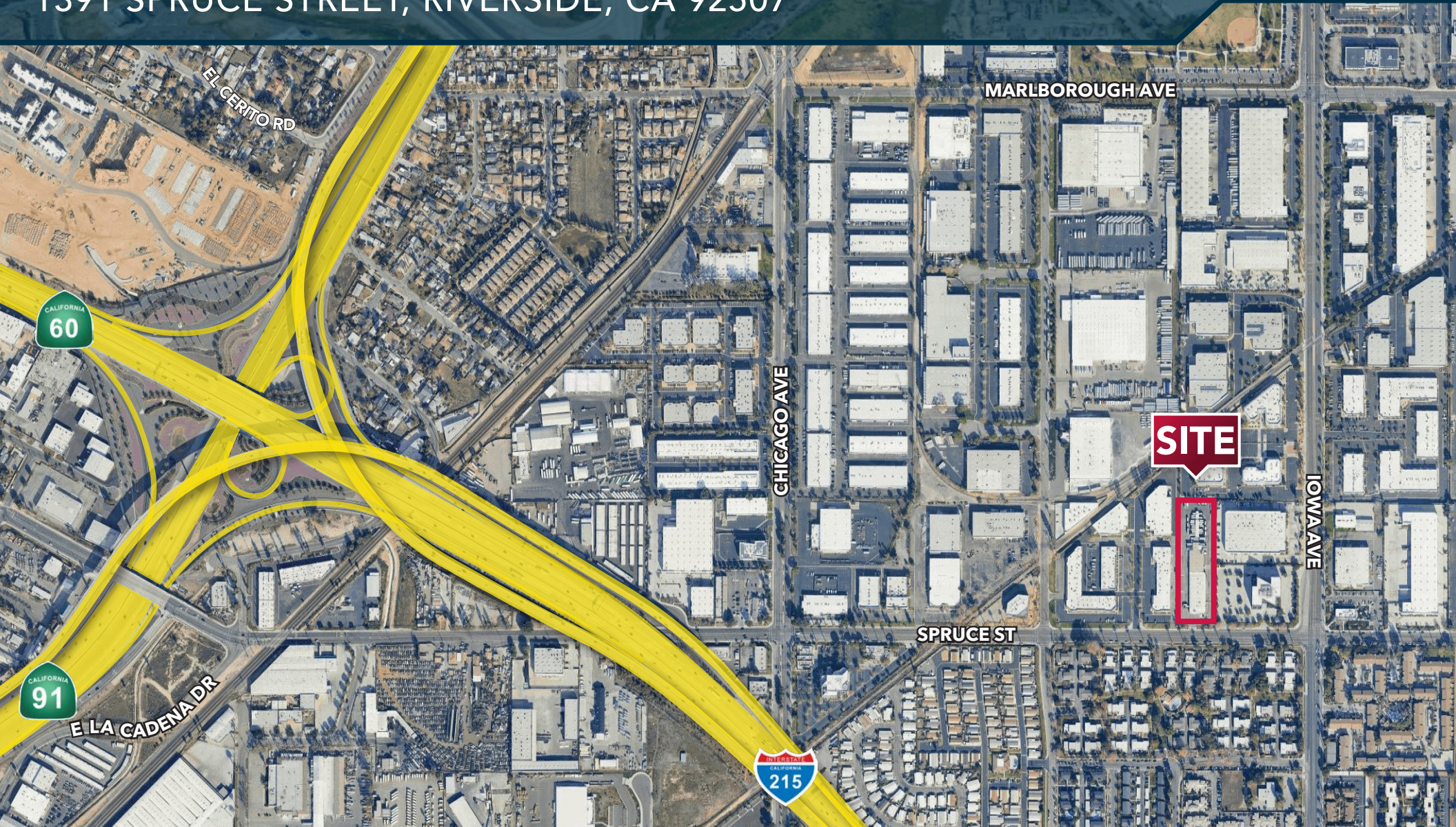


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