

6611-6613 ARLINGTON AVENUE
RIVERSIDE, CA 92504

**FLEX / INDUSTRIAL
SPACE FOR LEASE**



FOR MORE INFORMATION, PLEASE CONTACT:

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**COLDWELL BANKER
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PROJECT HIGHLIGHTS

- Professionally Managed Business Park
- Well appointed flex / industrial space for Lease
- Easy access to the 91 freeway via Van Buren Blvd.
- Ample parking
- Availability ranging from +/- 1,248 SF
- Retail and restaurant amenities nearby

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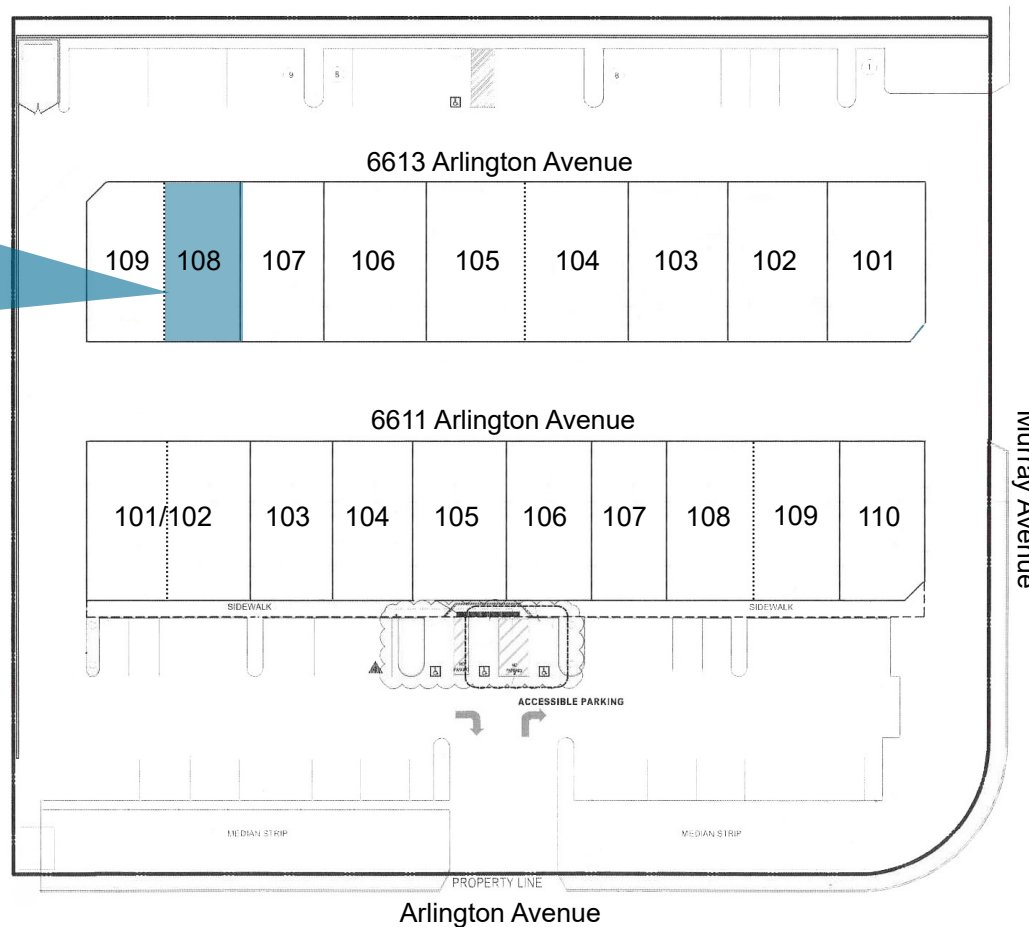
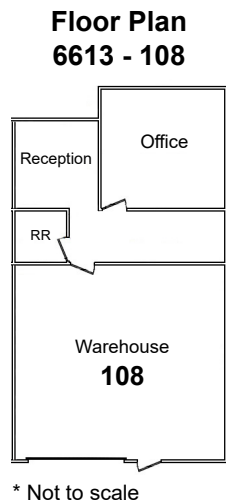
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AVAILABILITY

| SUITE | SIZE | MONTHLY BASE RENT | SPACE DESCRIPTION |
|-------|------|-------------------|-------------------|
|-------|------|-------------------|-------------------|

| | | | |
|------------|-----------|--|--|
| 6613 - 108 | ±1,248 SF | \$1,822.08 Base Rent + CAOE* per month | Reception area, 1 private office, 1 restroom and warehouse with 1 roll up door |
|------------|-----------|--|--|

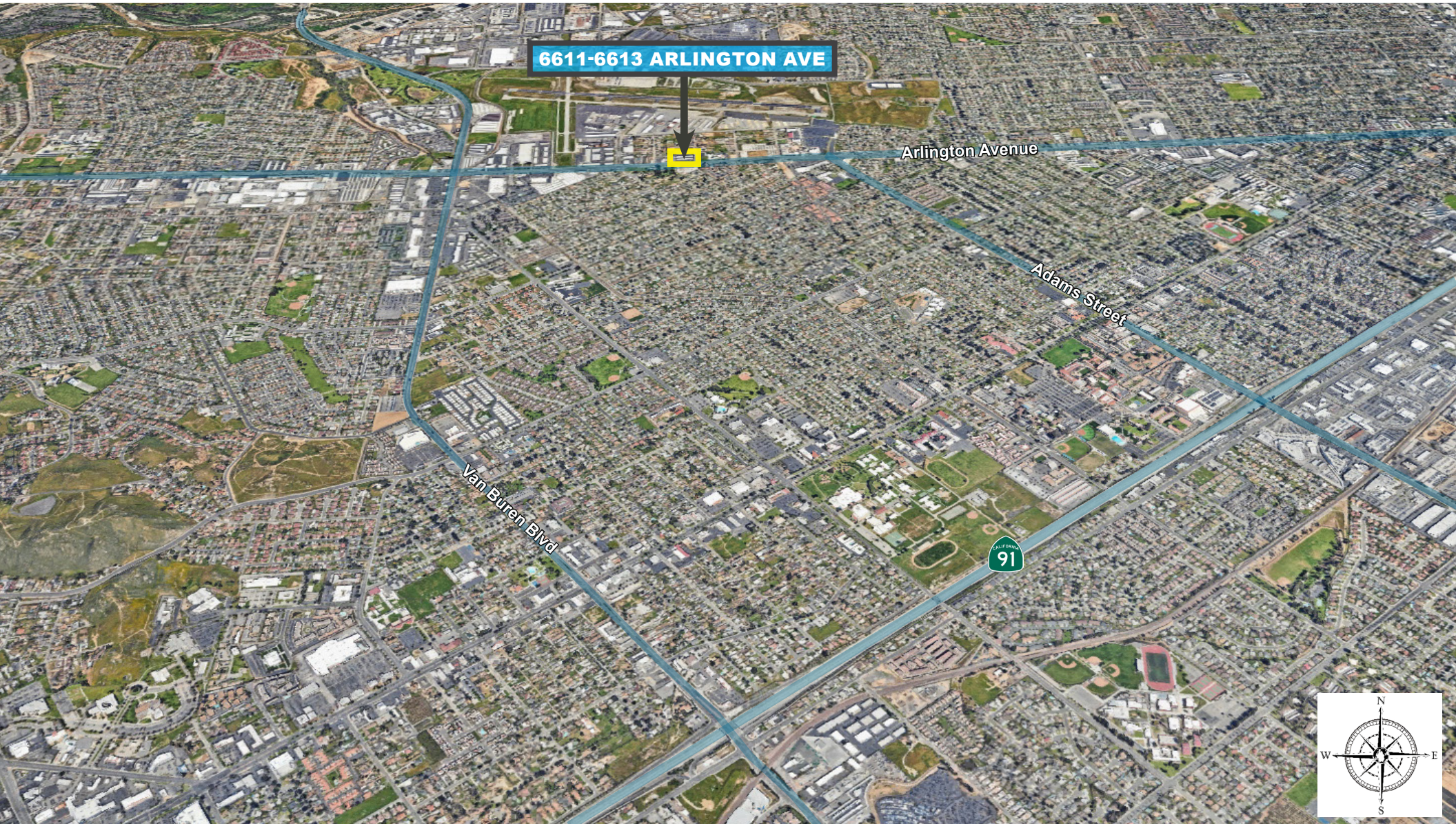
*2026 Common Area Operating Expenses are currently estimated at \$238.00 per month and are subject to annual reconciliation and increases



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