

# FOR SALE OR LEASE

**+4.50 ACRE FACILITY**

**MULTIPLE BUILDINGS ON SITE**

MAIN ST

ACCESS EASEMENT FOR 121 & 111 MAIN

**121 N MAIN STREET | RIVERSIDE, CA 92501**



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# PROPERTY HIGHLIGHTS

3 Buildings Totaling:

±11,300 SF

Availability:

Close of Escrow  
Ready for Immediate Occupancy  
Corner of Placentia Ln & Main Street  
Close to 215 Freeway

Land Acres:

±4.50 Acres

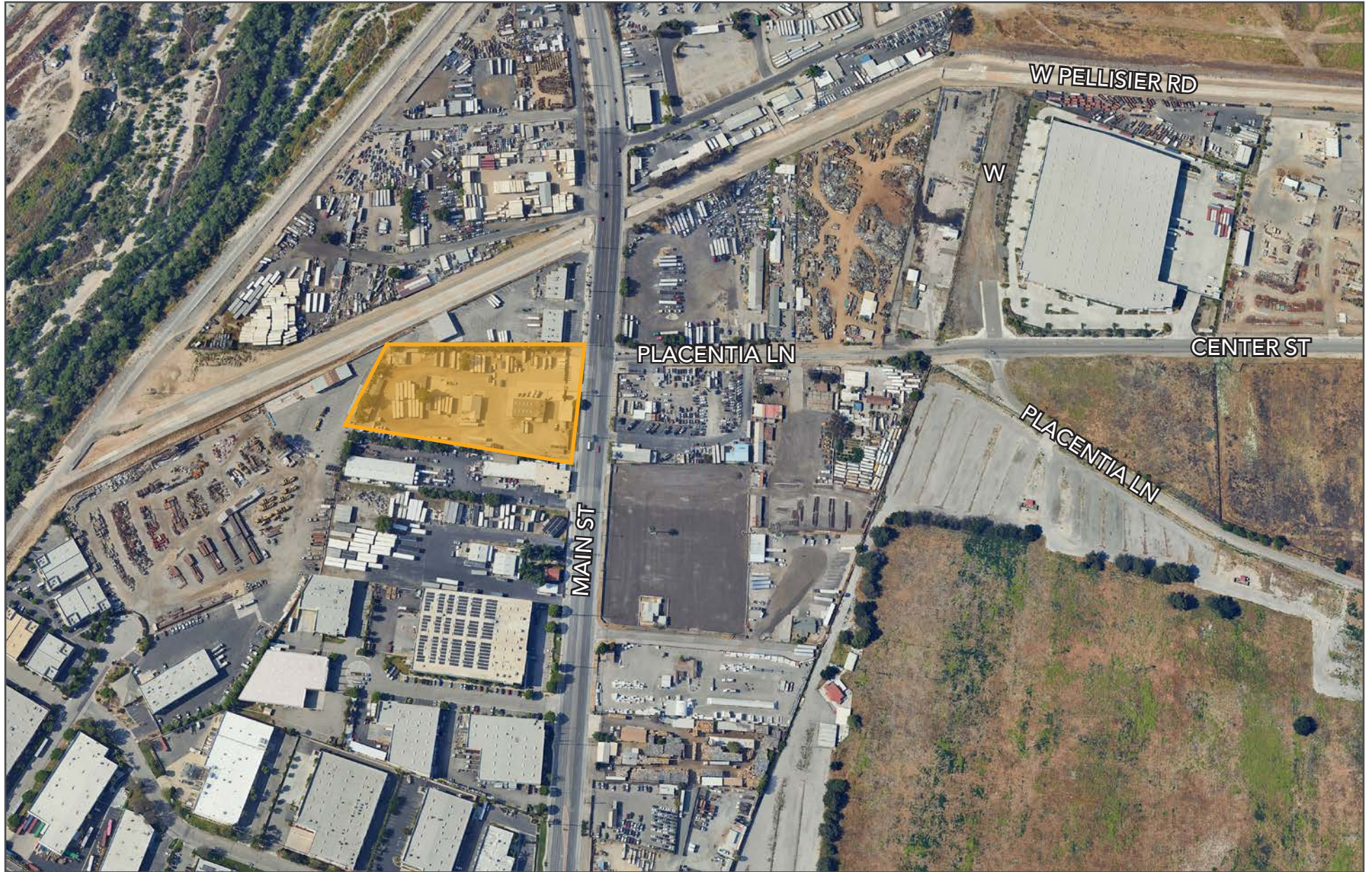
Location:



- ▶ ±4.50 Acre Facility | Ready for Immediate Occupancy
- ▶ Office Building: ±2,500 SF - Reception, 6 Private Offices, Kitchen, IT Closet, 2 Restrooms
- ▶ Warehouse Building: ±5,000 SF, 20' Clear, 4 GL Doors (Two 16'x16', 8'x8' and 16'x10'), 6 Private Offices, 2 Restrooms, Kitchen (New Roof)

- ▶ Concrete & Slagged Yard, Fenced & Secure
- ▶ 2 Curb Cuts for Easy Ingress/Egress
- ▶ Electrical: 600 Amps, 120/208 Volt to Main Building (Verify)
- ▶ APN 246-020-010, 246-020-002, 246-020-003, 246-020-011

# AERIAL PHOTO

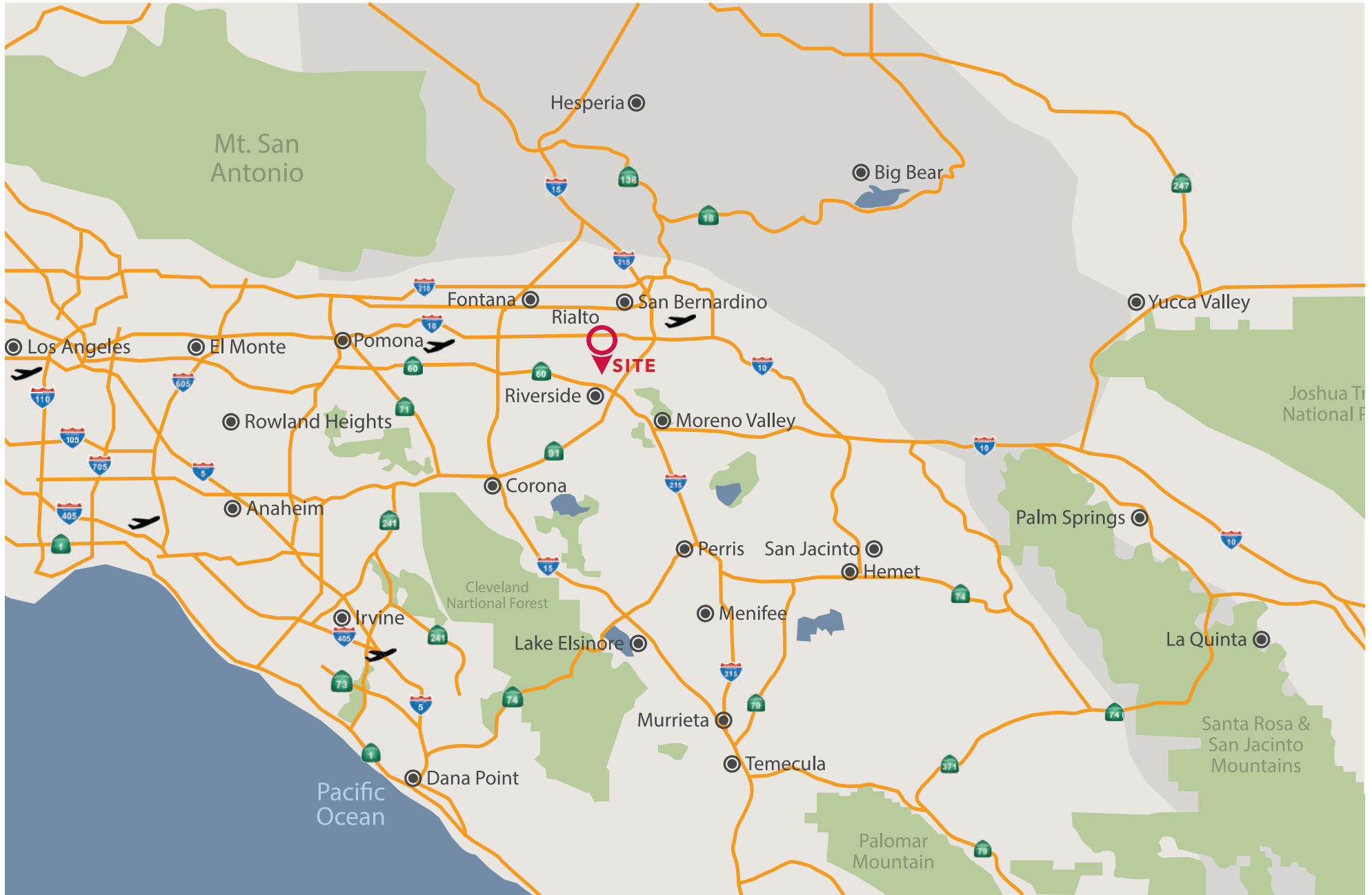




YARD  
WAREHOUSE  
PHOTOS



# REGIONAL MAP





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