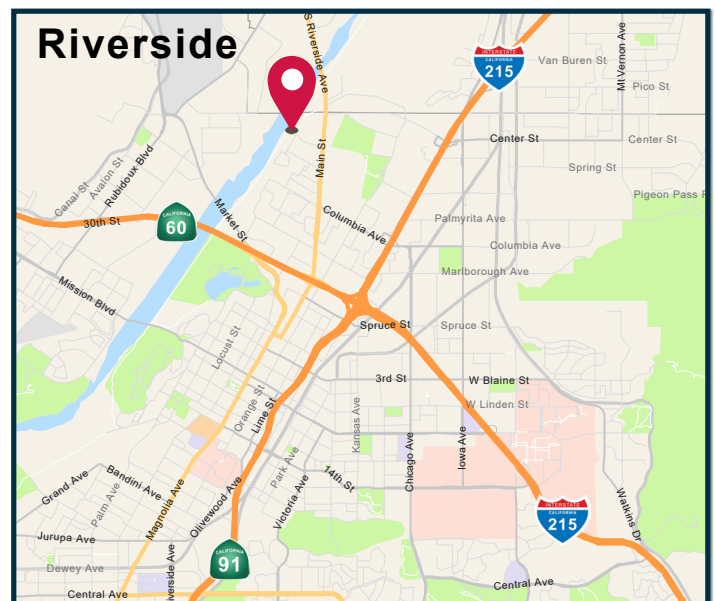




PROPERTY HIGHLIGHTS:

- ±6,547 SF Industrial Building on ±0.14 Acres
- ±2,471 SF Total Two-Story Office
- Clear Height 19'
- 2 Ground Level Doors (14'x16') & (12'x16')
- Small Fenced and Secure Yard
- Power 600 Amps 277/480 Volts (Verify)
- Sprinklers 0.20 GPM over 1500 SF
- Zoning: BMP (Verify with City of Riverside)
- Close Proximity to 60/91/215 FWYs



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