

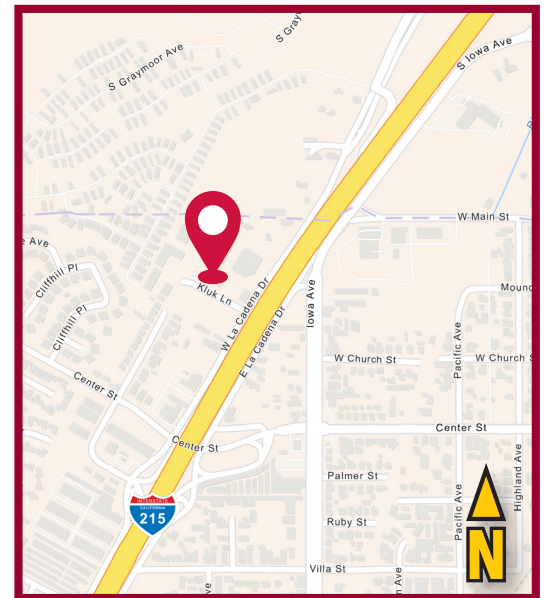
3175 KLUK
LANE
RIVERSIDE, CA 92501

FOR SALE/LEASE
±3,215 SF FREESTANDING
INDUSTRIAL BUILDING



FEATURES:

- IDEAL OWNER USER OPPORTUNITY
- THREE (3) GL 12' X 12' GROUND LEVEL ROLL UP DOOR
- 200 AMP, 120/208 V / 3 PHASE (VERIFY)
- FENCED YARD (MOTOR IN PLACE)
- ROOF RECENTLY REPLACED
- ZONING: C-1 AND C-P GENERAL COMMERCIAL ZONING - COUNTY OF RIVERSIDE (VERIFY)
Allows for uses ranging from industrial, retail, and service commercial
- FIRST FLOOR BUILDOUT:
 - OPEN BULLPEN AREA
 - ONE (1) RESTROOM
- 2ND STORY BUILDOUT
 - CONFERENCE ROOM/ MEETING AREA
 - PRIVATE OFFICE
 - LOBBY AREA
 - ONE (1) RESTROOM
- INSULATED ROOF
- SKYLIGHTS



SALES PRICE: \$899,000.00

CONNOR STRODE

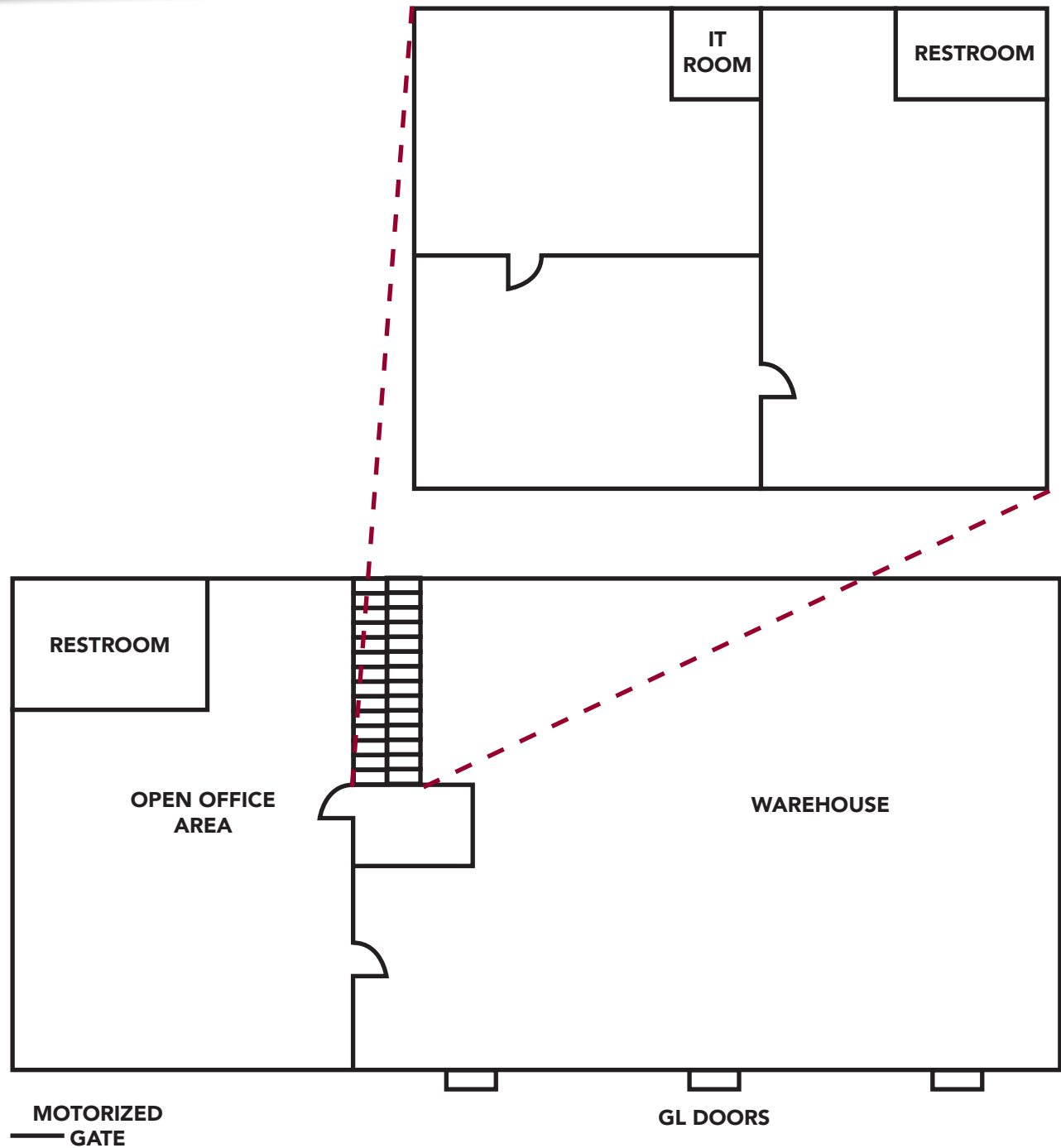
951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

COLE YOCUM

951.765.7309
cole@lee-associates.com
DRE#: 02225598

3175 KLUK
LANE
RIVERSIDE, CA 92501

FOR SALE/LEASE
±3,215 SF FREESTANDING
INDUSTRIAL BUILDING



CONNOR STRODE

951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

COLE YOCUM

951.765.7309
cole@lee-associates.com
DRE#: 02225598

3175 KLUK
LANE
RIVERSIDE, CA 92501

FOR SALE/LEASE
±3,215 SF FREESTANDING
INDUSTRIAL BUILDING



CONNOR STRODE

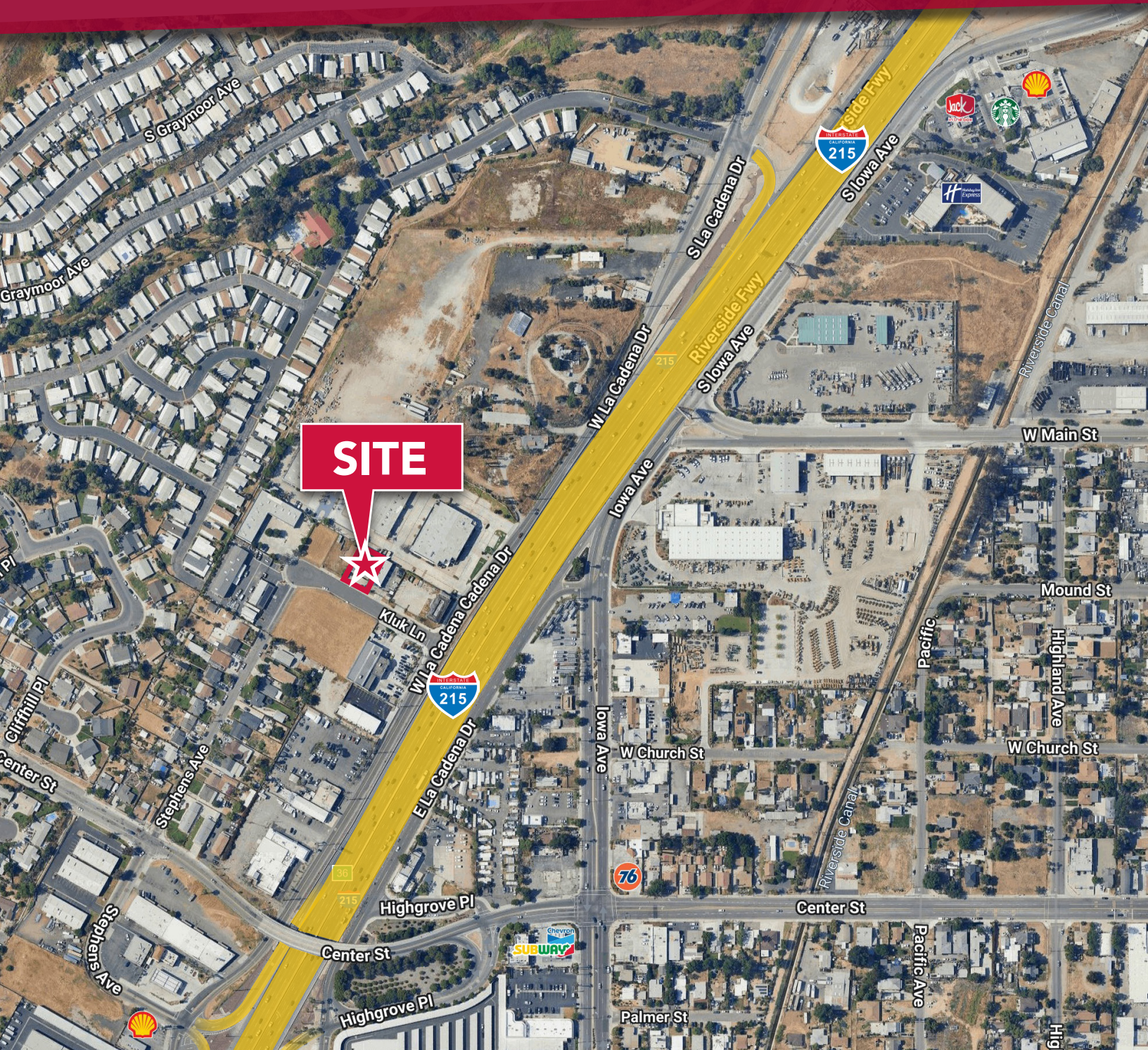
951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

COLE YOCUM

951.765.7309
cole@lee-associates.com
DRE#: 02225598

3175 KLUK
LANE
RIVERSIDE, CA 92501

FOR SALE/LEASE
±3,215 SF FREESTANDING
INDUSTRIAL BUILDING



CONNOR STRODE

951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

COLE YOCUM

951.765.7309
cole@lee-associates.com
DRE#: 02225598



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055