

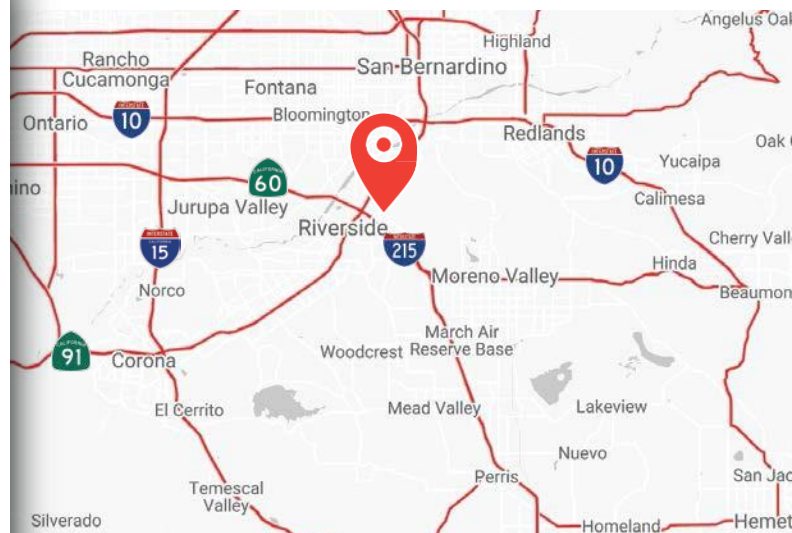
INDUSTRIAL BLDG. W/ LARGE FENCED YARD



1350 W. CITRUS ST., RIVERSIDE, CA 92507

PROPERTY FEATURES

- FOR SALE OR FOR LEASE
- ±24,960 SF Bldg. on ± 1.18 Acre Lot (Fenced & Paved)
- Tenant Lease in place until July 31, 2024 (tenant confirmed they are moving out).
- ± 3,500 SF Office
- Two (2) Dock High doors with four (4) loading positions
- Zoning: BMP (Business and Manufacturing Park) – verify with City of Riverside
- 800 Amps, 277/480 volt (verify)
- 24' minimum clear height in warehouse
- .42/2000 Sprinkler system (verify)
- APN: 247-140-026



Kyle Williams
949.293.6788

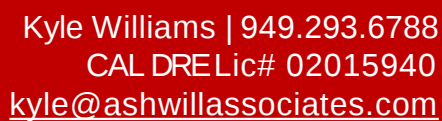
**Ashwill
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COMMERCIAL REAL ESTATE

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The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

1350 W CITRUS ST. | RIVERSIDE, CA 92507



PICTURES

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PERMITTED USES

(more uses available on website)

1350 W. CITRUS ST. | RIVERSIDE, CA 92507

- a. Aircraft Charter Services
- b. Aircraft Parts, Supplies, Merchandise and Equipment Shops
- c. Ambulance Company: With or Without Vehicle Storage
- d. Baker – Wholesale
- e. Banks and Financial Institutions/Services, Including Brokerages
- f. Brewery, Microbrewery and Winery manufacturing and wholesale only.
- g. Catering Establishments
- h. Furniture Upholstery
- i. Laboratories – Research
- j. Laundry, Commercial (Cleaning Plants, Industrial Laundries, Carpet and Upholstery)
- k. Manufacturing (Indoors)
- l. Offices (Administrative, Business, Executive and Professional, but not Medical or Dental)
- m. Publishing and Printing
- n. Restaurants (sit down and take-out)
- o. Ancillary to a Manuf. Use On-site (Floor area not to exceed 15% of gross floor area)
- p. Taxi Company with Vehicle Storage
- q. Vehicle Wholesale Business: Indoor (less than 5,000 sq. ft.)
- r. Warehousing & Distribution Facilities: 10,000 sq. ft. or less
- s. Equipment (Small) Sales and Rental -- MC required
- t. Lumber Yard and Building Materials - Wholesale -- MC required
- u. Outdoor Storage Yard - Primary Use -- MC required
- v. Parking Lot or Parking Structure (Stand Alone) -- MC required
- w. Smog Shop (Test Only) -- MC required
- x. Vehicle Repair Facilities - Minor (Indoor) -- MC required
- y. Vehicle Rental: Moving Trucks & Passenger Vehicles -- MC required
- z. Clinics and Small Animal Hospitals (short term boarding) -- MC required

*Per City of Riverside website (verify use with City of Riverside Planning Department)