

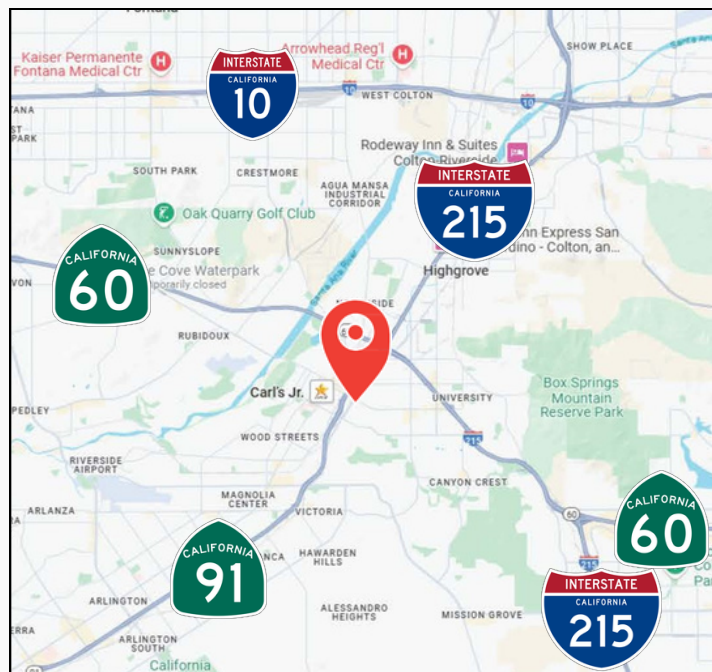
# FOR SALE ± 37,000 SF INDUSTRIAL FLEX BLDG. WITH LARGE GATED YARD



**3133 MISSION AVE., RIVERSIDE, CA 92507**

## PROPERTY HIGHLIGHTS

- ± 37,000 SF 2-story Bldg. on 1.44 Acre Lot
- ± 60% Office | ± 40% Warehouse
- Fully Renovated 1<sup>st</sup> Floor Offices
- Restroom's: (4) Men's, (2) Women's & (1) Gender Neutral
- Eight (8) GL Doors
- 800 Amps, 240 Volt, 3 Phase (verify)
- ± 20' Warehouse Clearance
- Grandfathered Use for Contractors Yard (call for details)
- Opportunity Zone (possible tax benefits)
- (14) Parking Spaces leased from neighbor (\$700/month)
- Possible Two (2) Tenant Bldg. (call for details)
- Two (2) Main Entries, One off the Street & One (1) on the Main Parking Area
- Downtown Riverside Location with Direct Access to 91, 215 & 60 Freeways
- APN:213-252-017



**KYLE WILLIAMS, SIOR**  
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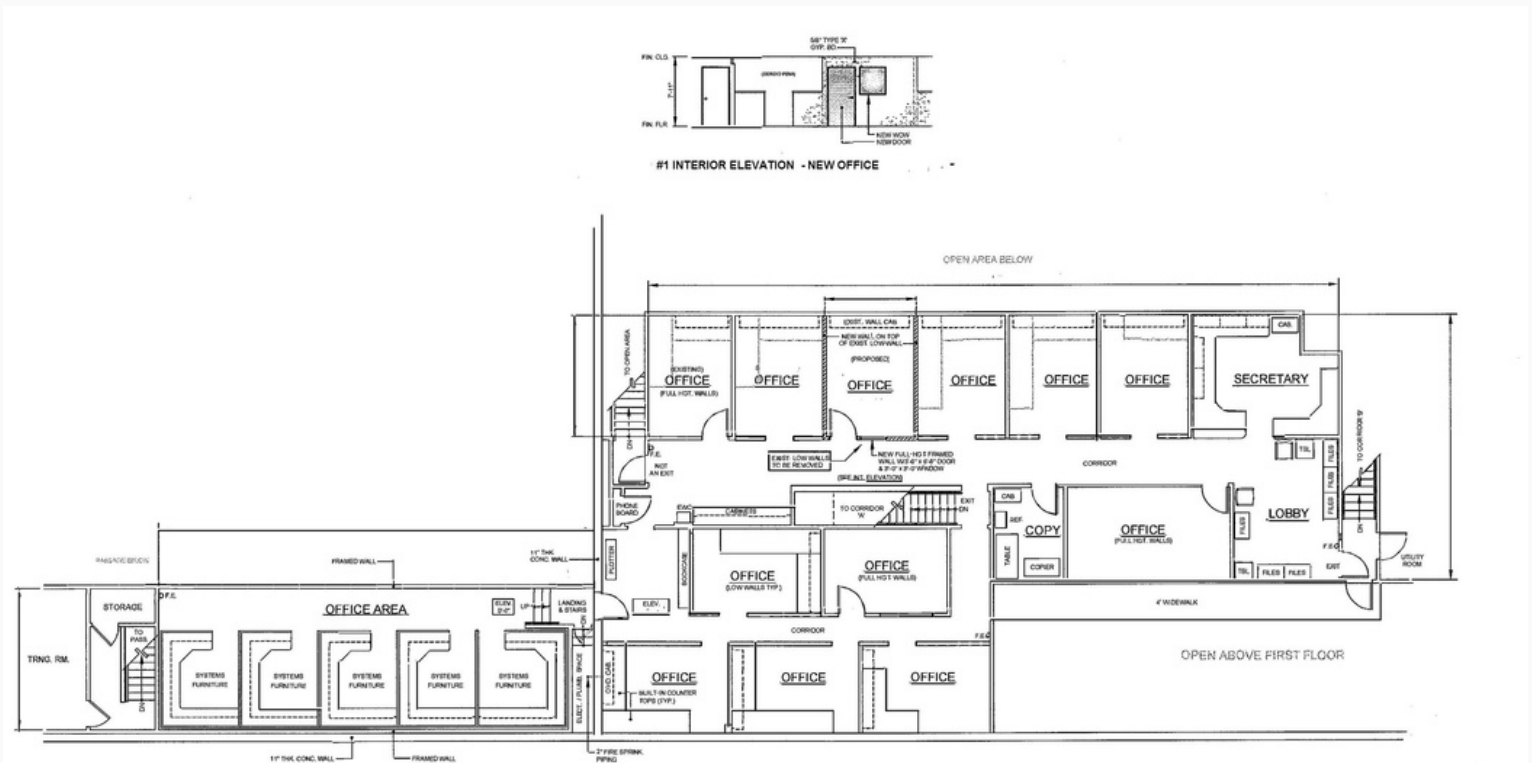
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## FIRST FLOOR



## SECOND FLOOR



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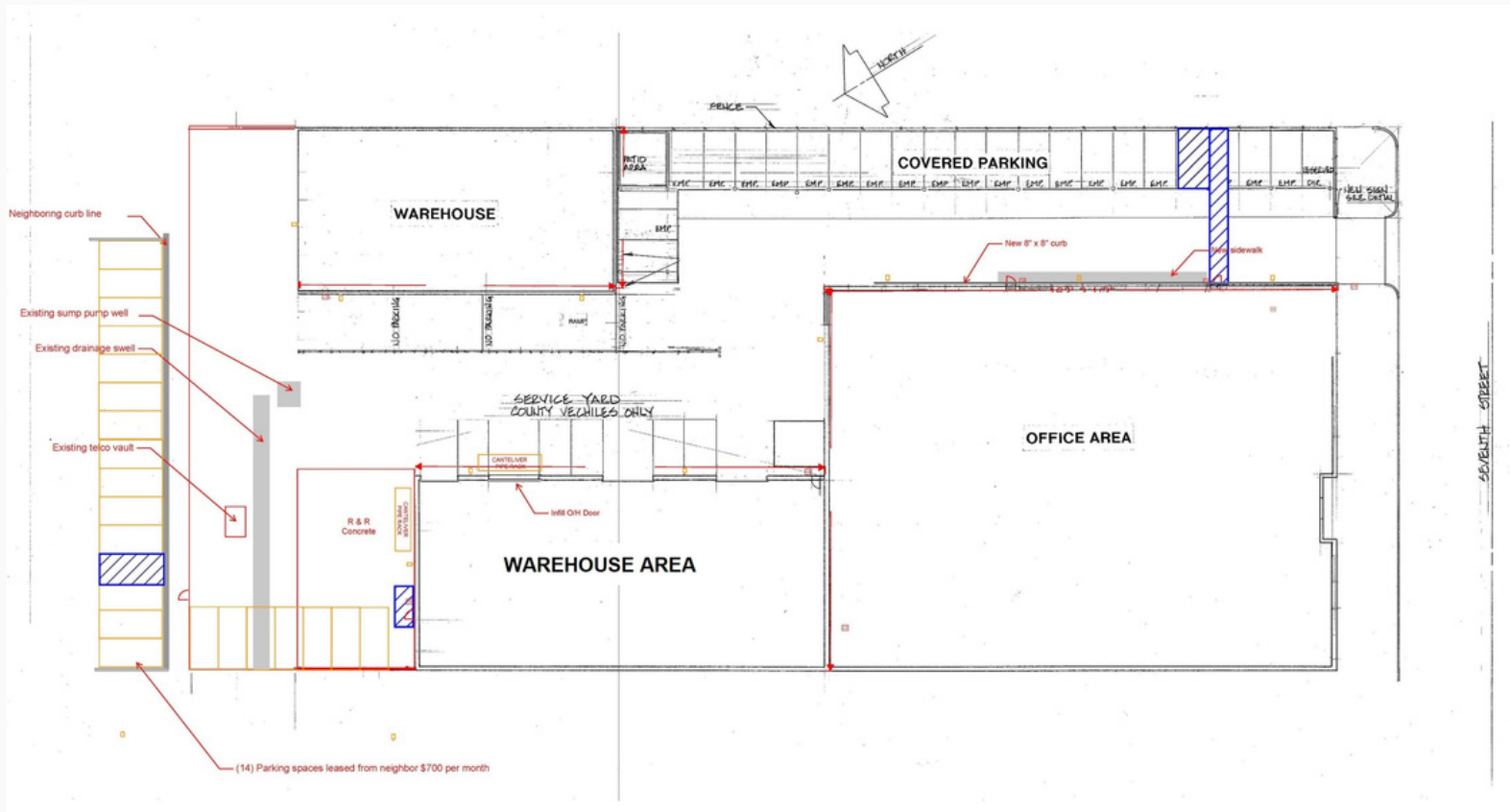
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## SITE PLAN



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