

**NEW
LOWER
PRICE!
\$293 PSF**

FOR SALE

+8,011 SF SMALL WAREHOUSE BUILDING

LARGE GROUND LEVEL DOOR



694 PARKRIDGE AVENUE | NORCO, CA 92860



TOBY TEWELL | Senior Vice President | 951.276.3662 | ttewell@leeriverside.com | DRE #01822772

JEFF RUSCIGNO, SIOR | Senior Vice President | 951.276.3630 | jruscigno@leeriverside.com | DRE #01030286

PROPERTY HIGHLIGHTS

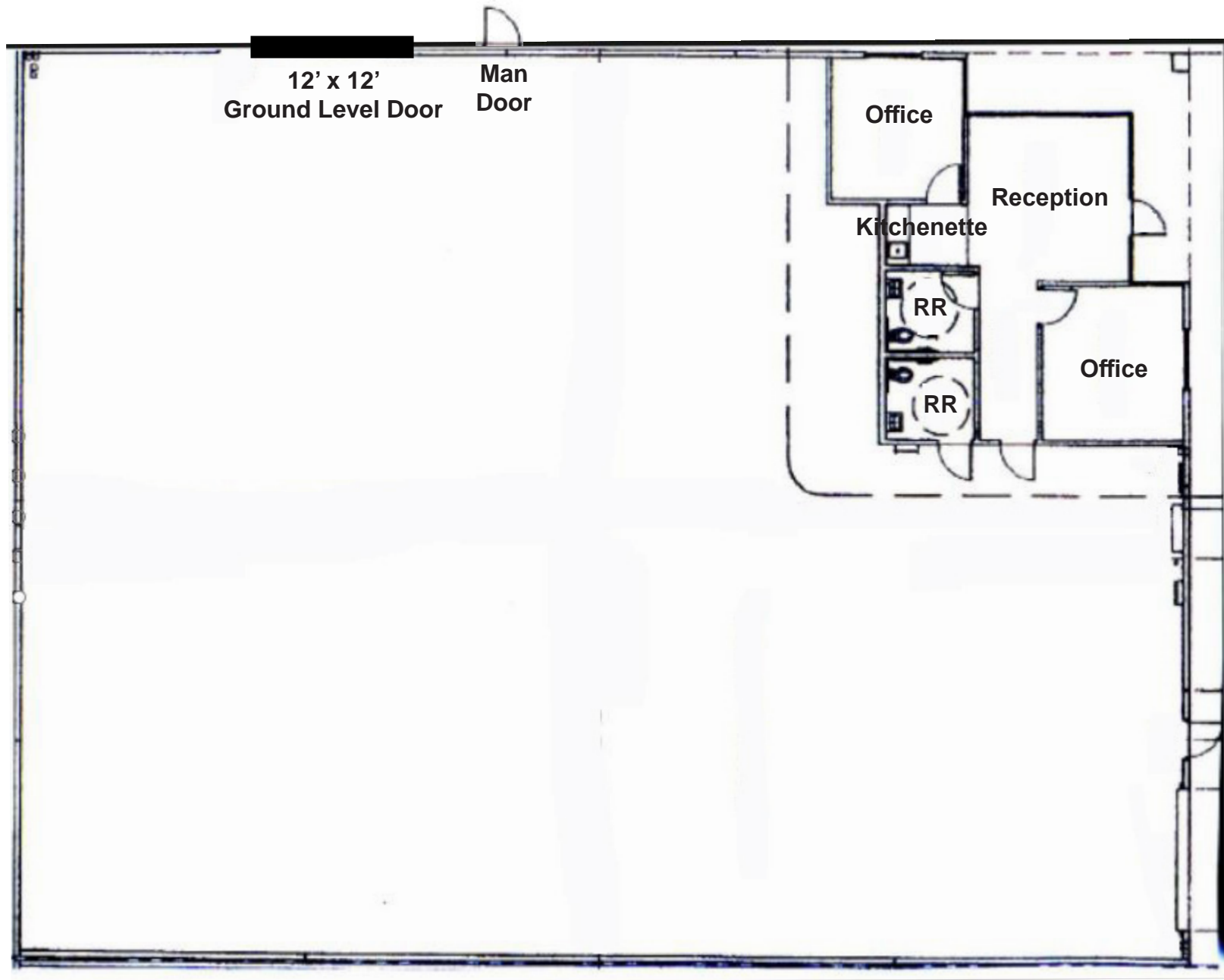
Industrial Building:	±8,011 SF	Availability:	Owner Moving Things Out By March 15, 2025
Land Acres:	±0.41 Acres	Location:	Great Location Near 91 and 15 Freeways



- ▶ ±8,011 SF Industrial Building
- ▶ ±800 SF Office with ±7,211 SF Warehouse
- ▶ 1 Large Ground Level Door (12'x12') with Good Access for Loading
- ▶ Shared Fenceable Yard
- ▶ 600 Amps; 277/480 Volts Power (Expandable to 800 Amps - Verify All)
- ▶ 14' Warehouse Clear Height
- ▶ Industrial Zoning

DEMOGRAPHICS	1 mile	3 mile	5 mile
2024 Est. Population	11,937	108,611	260,125
2029 Proj. Population	12,069	111,298	266,460
Adj. Daytime Demos.	11,881	94,144	161,423
Average HH Income	\$116,007	\$116,229	\$140,638

FLOOR PHOTO





PROPERTY
PHOTOS





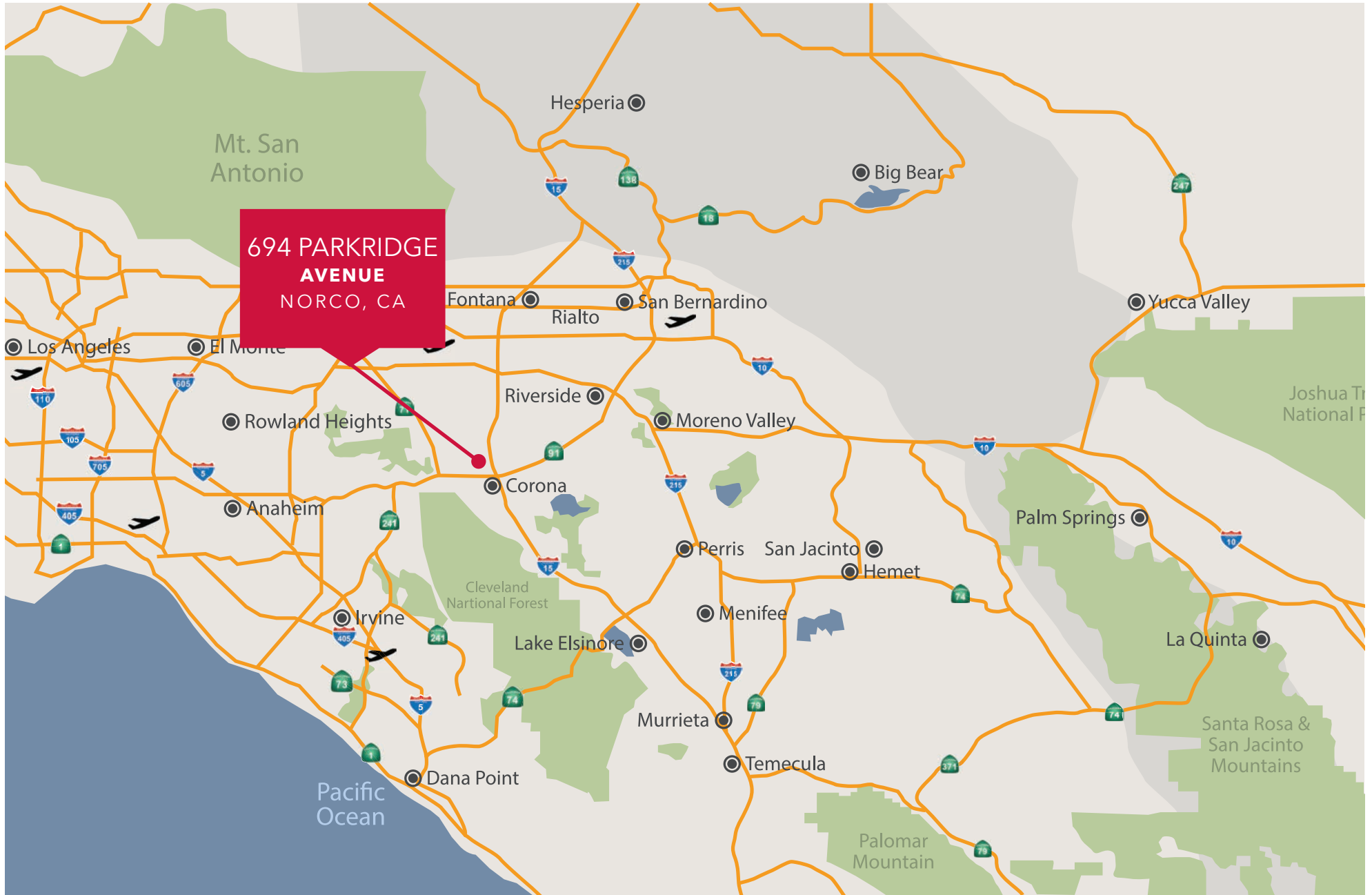
PROPERTY
PHOTOS



AERIAL PHOTO



REGIONAL MAP





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