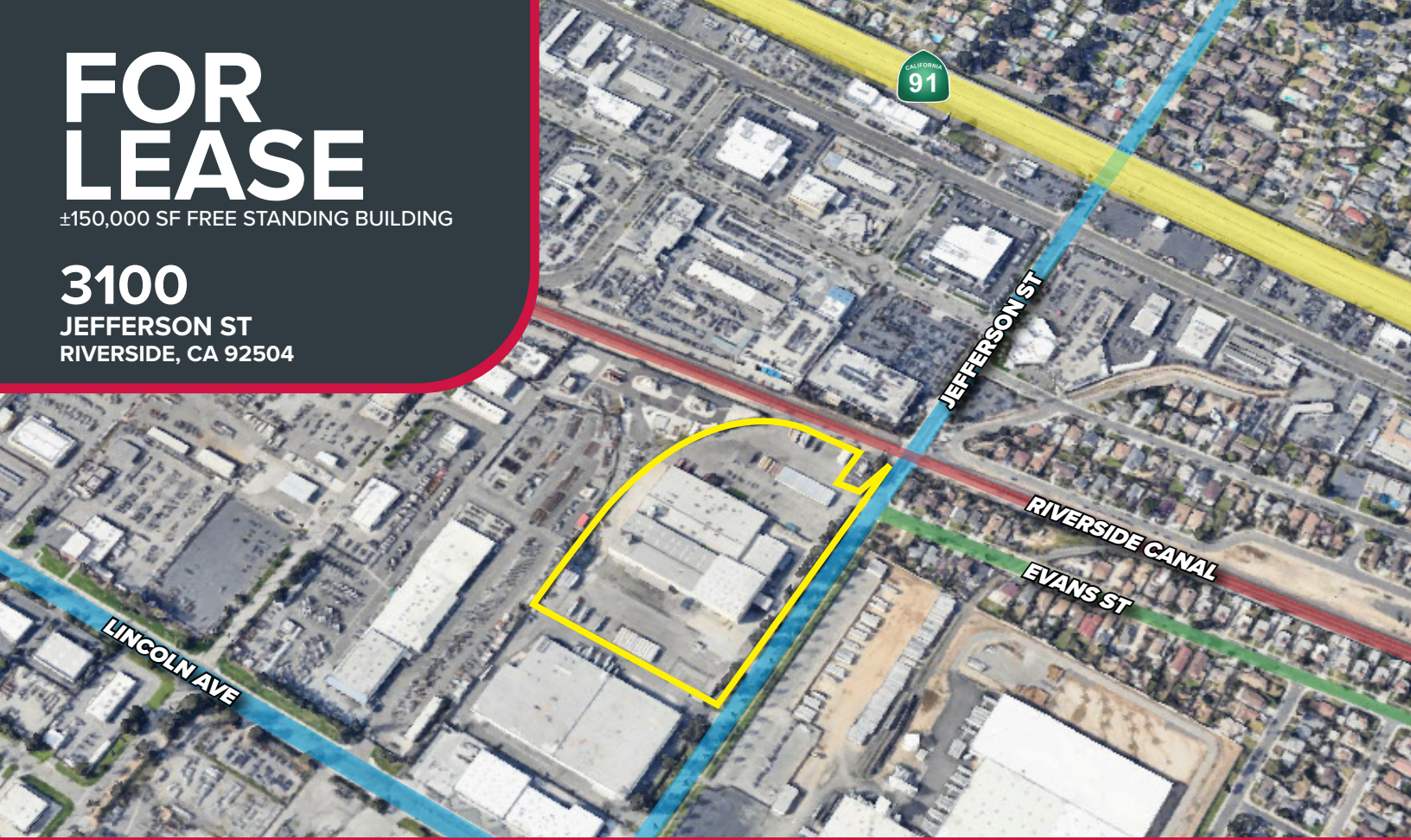


# FOR LEASE

±150,000 SF FREE STANDING BUILDING

## 3100

JEFFERSON ST  
RIVERSIDE, CA 92504



## PROPERTY HIGHLIGHTS



Free Standing Metal Building  
±12,000 SF Office Space



9 Dock High and 12 Ground Level Doors



±12.19 AC Fully Paved & Fenced Yard



4,000 Amps Power (Verify)



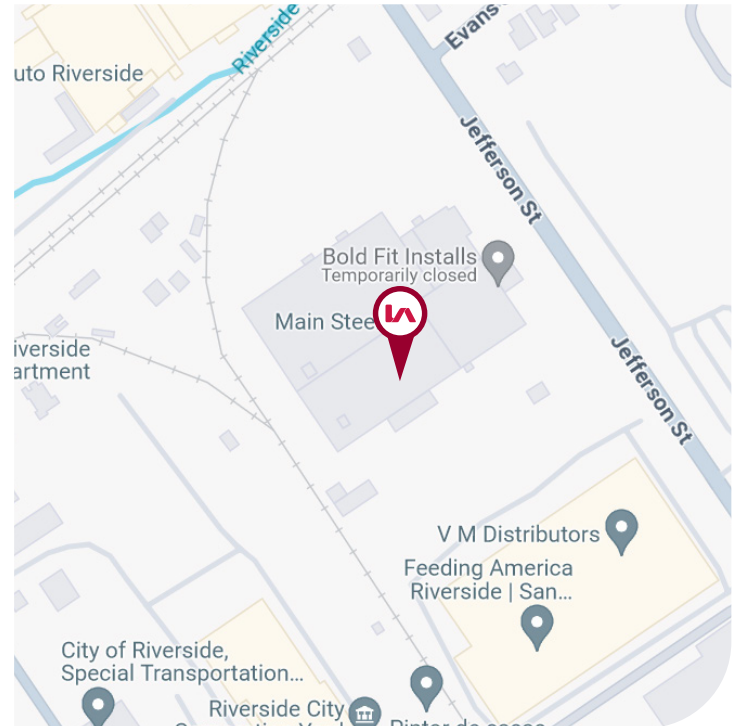
Manufacturing Building Crane Service  
40 Ton, 7.5 Ton



91/60/215 Freeway Access



Opportunity Zone



## Touring Instructions:

Email Agent at least 24 hours in advance.  
Do not disturb tenants.

**FINN COMER**

Senior Vice President | LIC NO 00789864

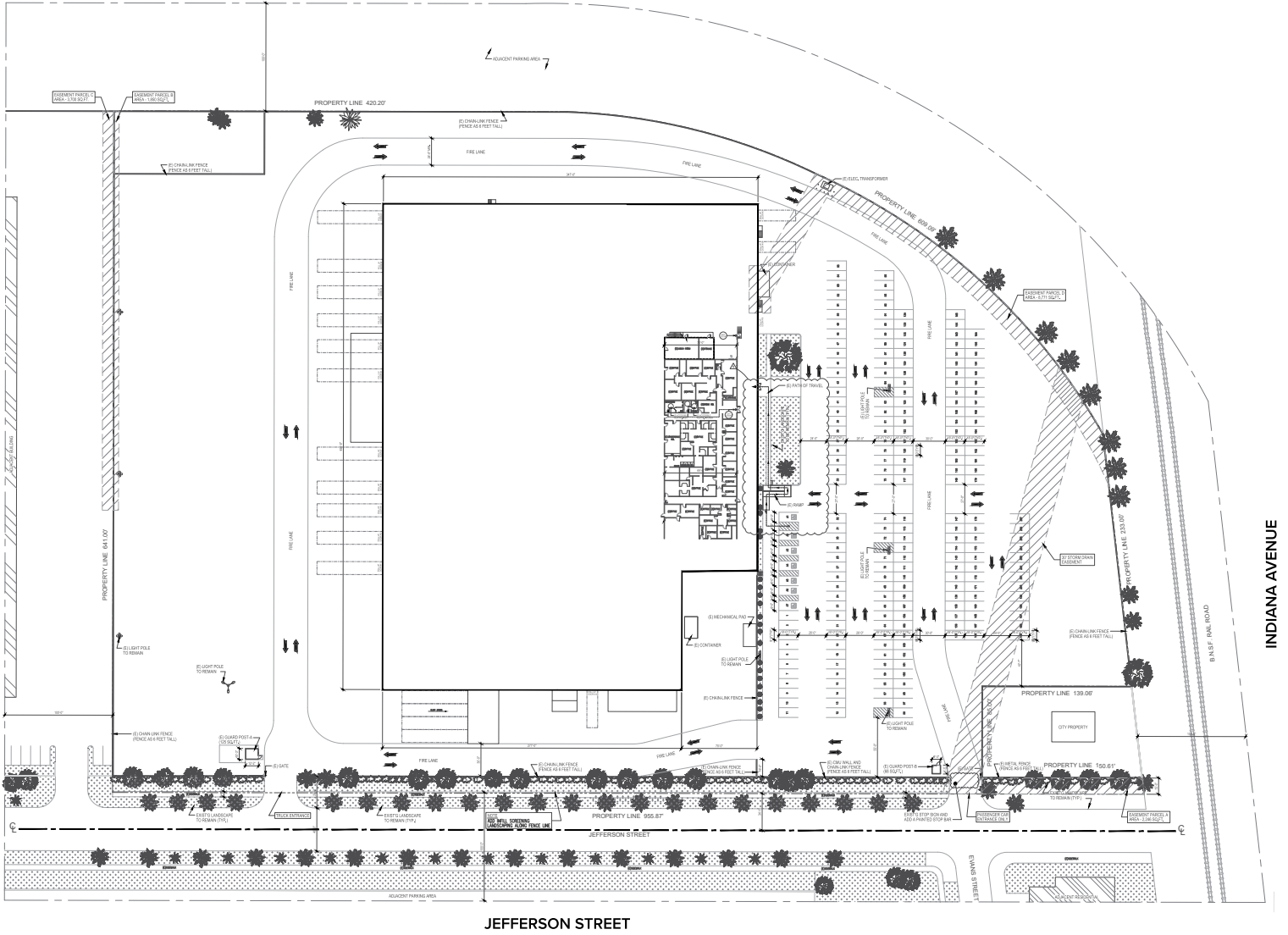
fcomer@lee-associates.com | 951.276.3618

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# FOR LEASE - 3100 JEFFERSON ST, RIVERSIDE

## SITE PLAN



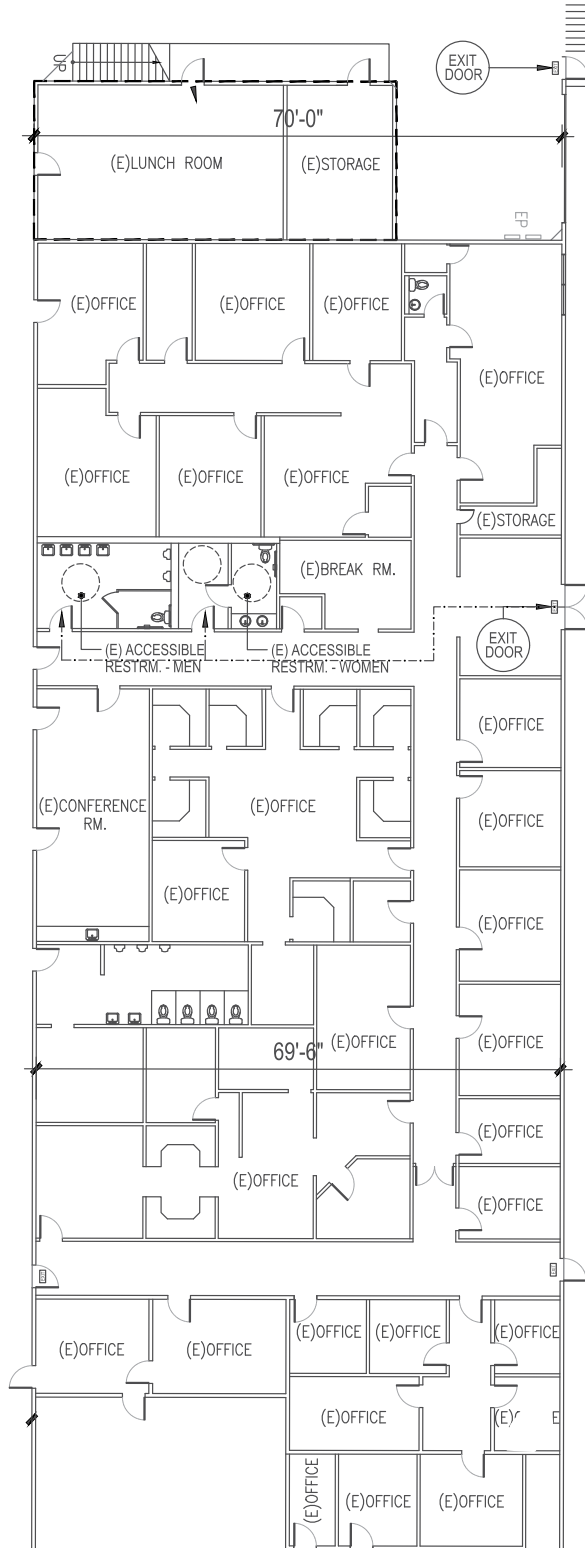
**FINN COMER**  
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## OFFICE FLOOR PLAN



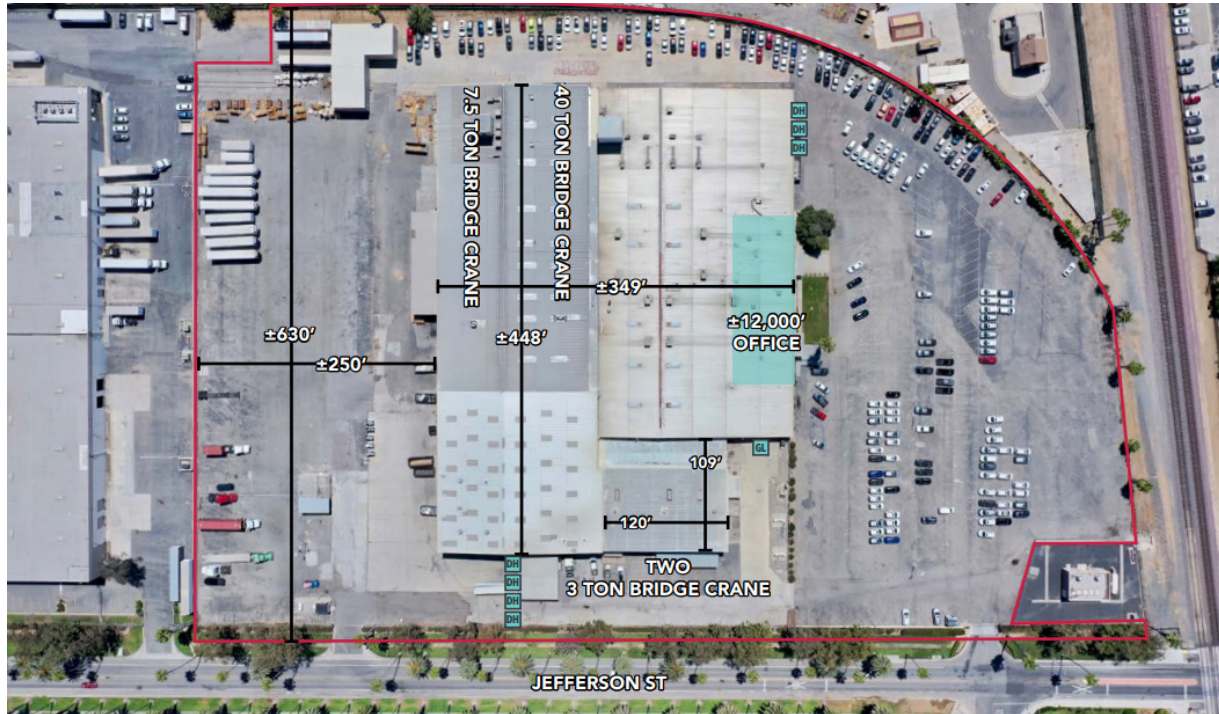
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# FOR LEASE - 3100 JEFFERSON ST, RIVERSIDE

## STREET VIEW



## AERIAL VIEW



### PROPERTY SUMMARY

<b>AVAILABLE</b>	±150,000 SF
<b>OFFICE SIZE</b>	±12,000 SF
<b>LOT SIZE</b>	±12.19 Acres
<b>YEAR BUILT</b>	1975
<b>ZONING</b>	BMP (Verify)
<b>DH DOORS</b>	10
<b>GL DOORS</b>	12

### FINN COMER

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