

# PROPERTY FOR SALE

FREESTANDING  
COMMERCIAL BUILDING  
WITH LARGE YARD

**FOR  
SALE**  
...

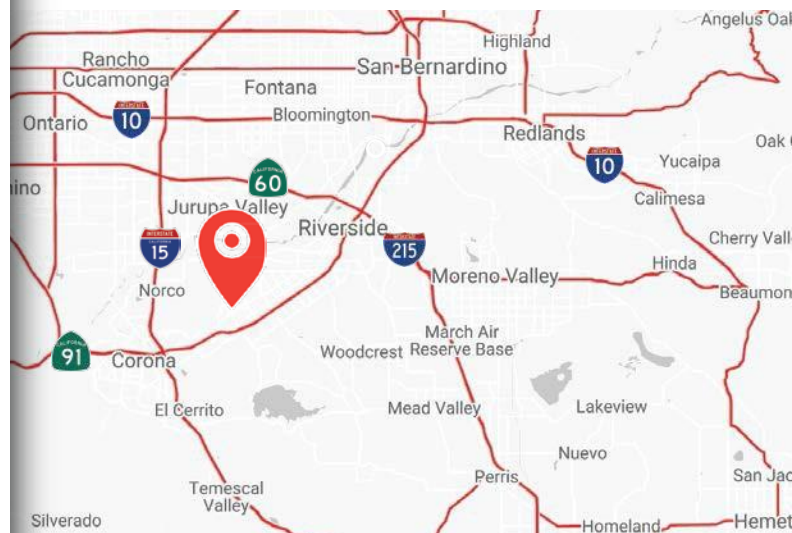
**±6,300 SF ON ±2.08 ACRES**

10391 ARLINGTON AVENUE  
RIVERSIDE, CA 92505

## PROPERTY FEATURES

- ± 6,300 SF Freestanding Commercial Building
- ± 3,000 SF Showroom and remainder is warehouse
- Refresh complete: Roof, Electrical, Floor, Paint, Restrooms, etc.
- Fully Fenced Drive Around Building
- ± 200 Amps Power (verify)
- Two (2) Ground Level Doors
- ± 30' x 30' Freezer in Warehouse (can be removed)
- Electrical Outlets in Yard previously Used for Ice Cream Vehicles
- Access to 91, 15 & 60 Fwys
- Zoned General Commercial (per city of Riverside)
- Previously Occupied by Ice Cream Wholesale and Party Supply Business
- APN #154-321-024

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.

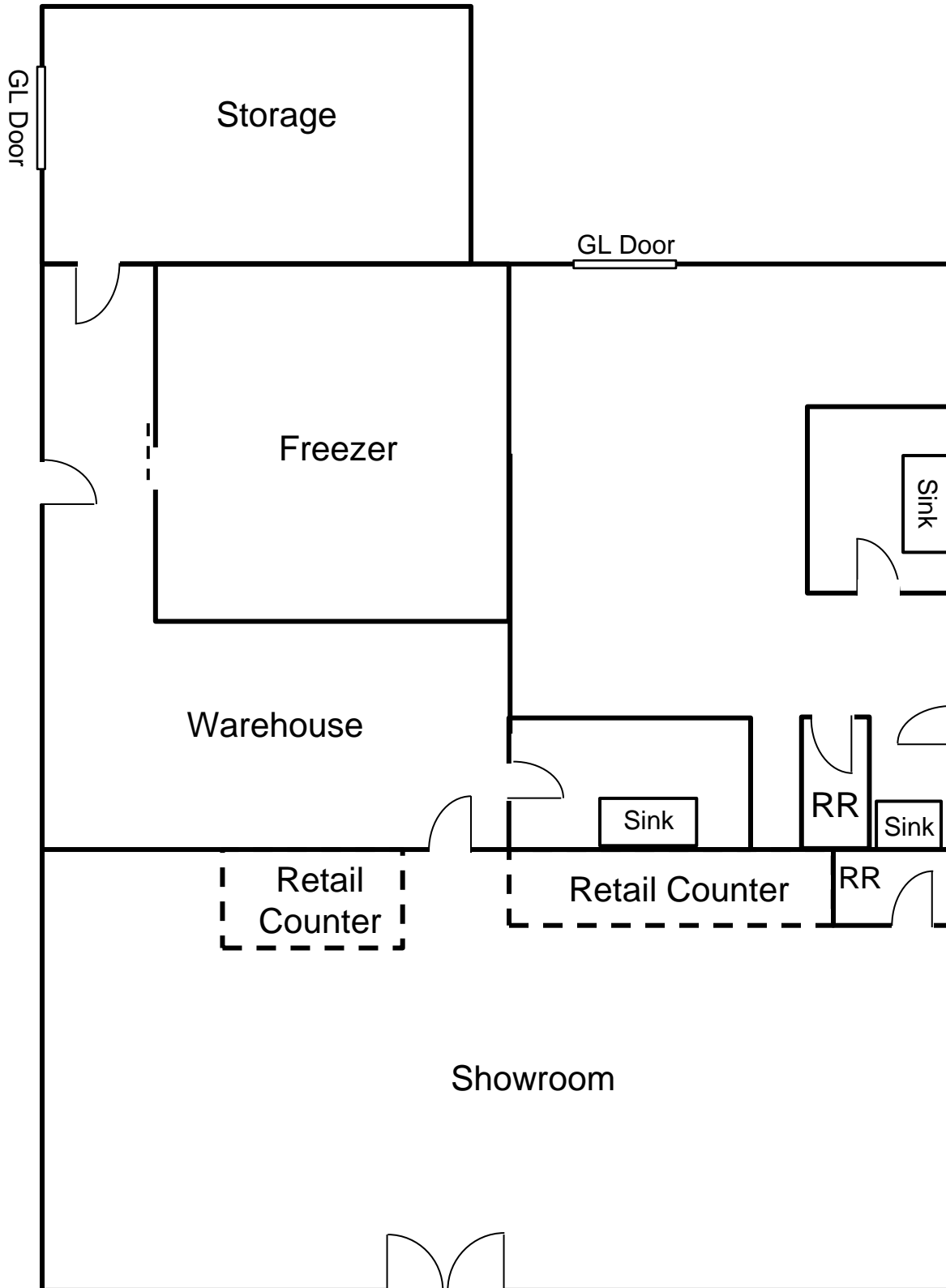


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# FLOOR PLAN

10391 ARLINGTON AVENUE | RIVERSIDE, CA 92505



\*Not to Scale

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# AERIAL VIEW

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# P H O T O S

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