

3175 KLUK
LANE
RIVERSIDE, CA 92501

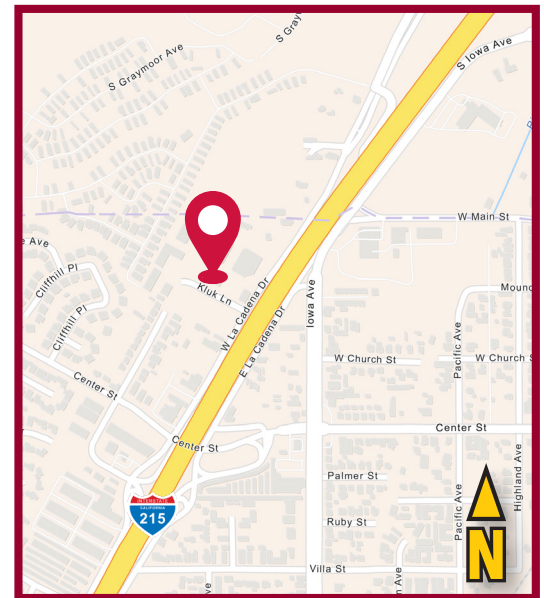
FOR SALE/LEASE
±3,215 SF FREESTANDING
INDUSTRIAL BUILDING



FEATURES:

- IDEAL OWNER USER OPPORTUNITY
- THREE (3) GL 12' X 12' GROUND LEVEL ROLL UP DOOR
- 200 AMP, 120/208 V / 3 PHASE (VERIFY)
- FENCED YARD (MOTOR IN PLACE)
- ROOF RECENTLY REPLACED
- ZONING: C-1 AND C-P GENERAL COMMERCIAL ZONING - COUNTY OF RIVERSIDE (VERIFY)
Allows for uses ranging from industrial, retail, and service commercial
- FIRST FLOOR BUILDOUT:
 - OPEN BULLPEN AREA
 - ONE (1) RESTROOM
- 2ND STORY BUILDOUT
 - CONFERENCE ROOM/ MEETING AREA
 - PRIVATE OFFICE
 - LOBBY AREA
 - ONE (1) RESTROOM
- INSULATED ROOF
- SKYLIGHTS

SALES PRICE: \$925,000



CONNOR STRODE

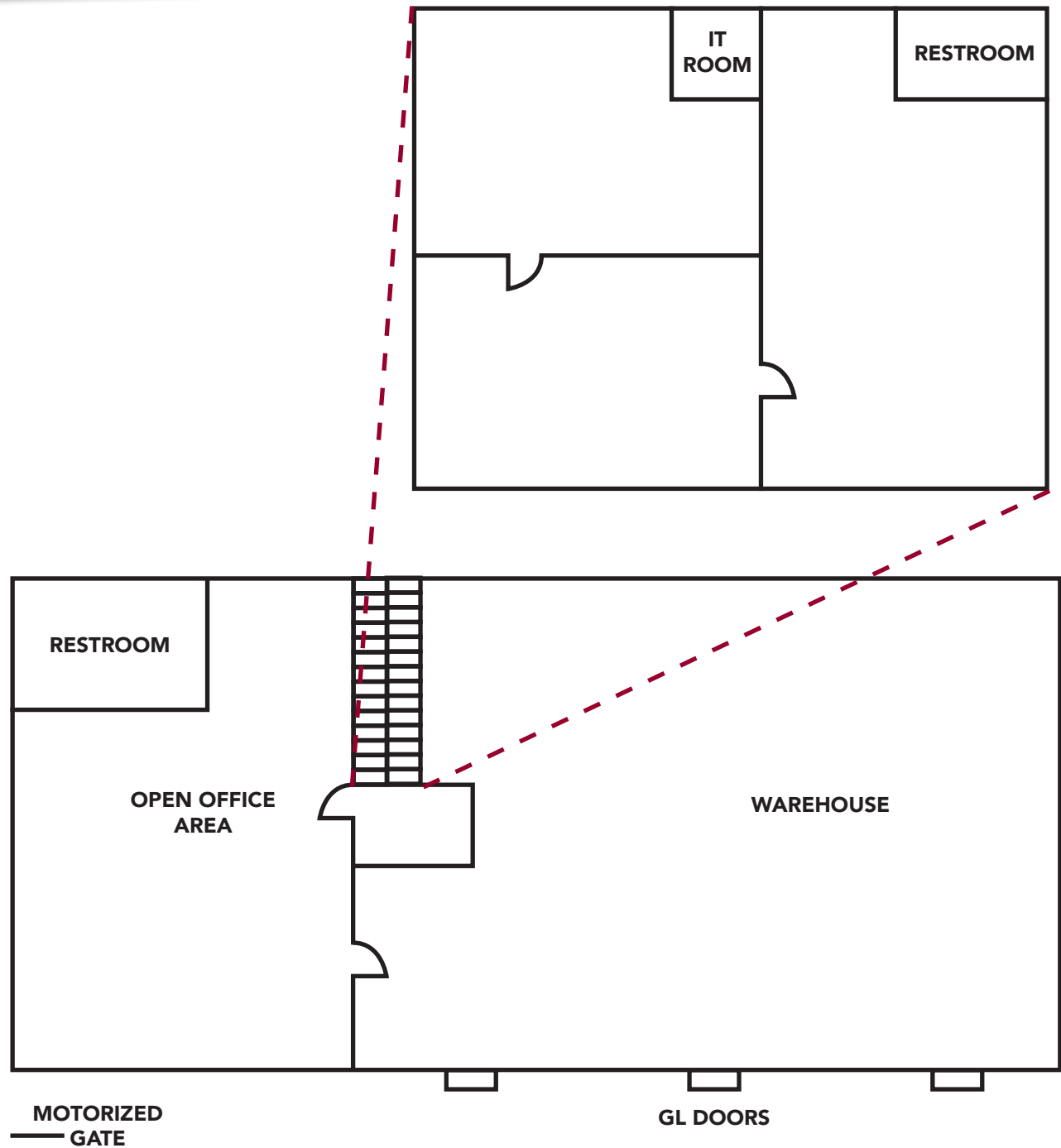
951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

COLE YOCUM

951.765.7309
cole@lee-associates.com
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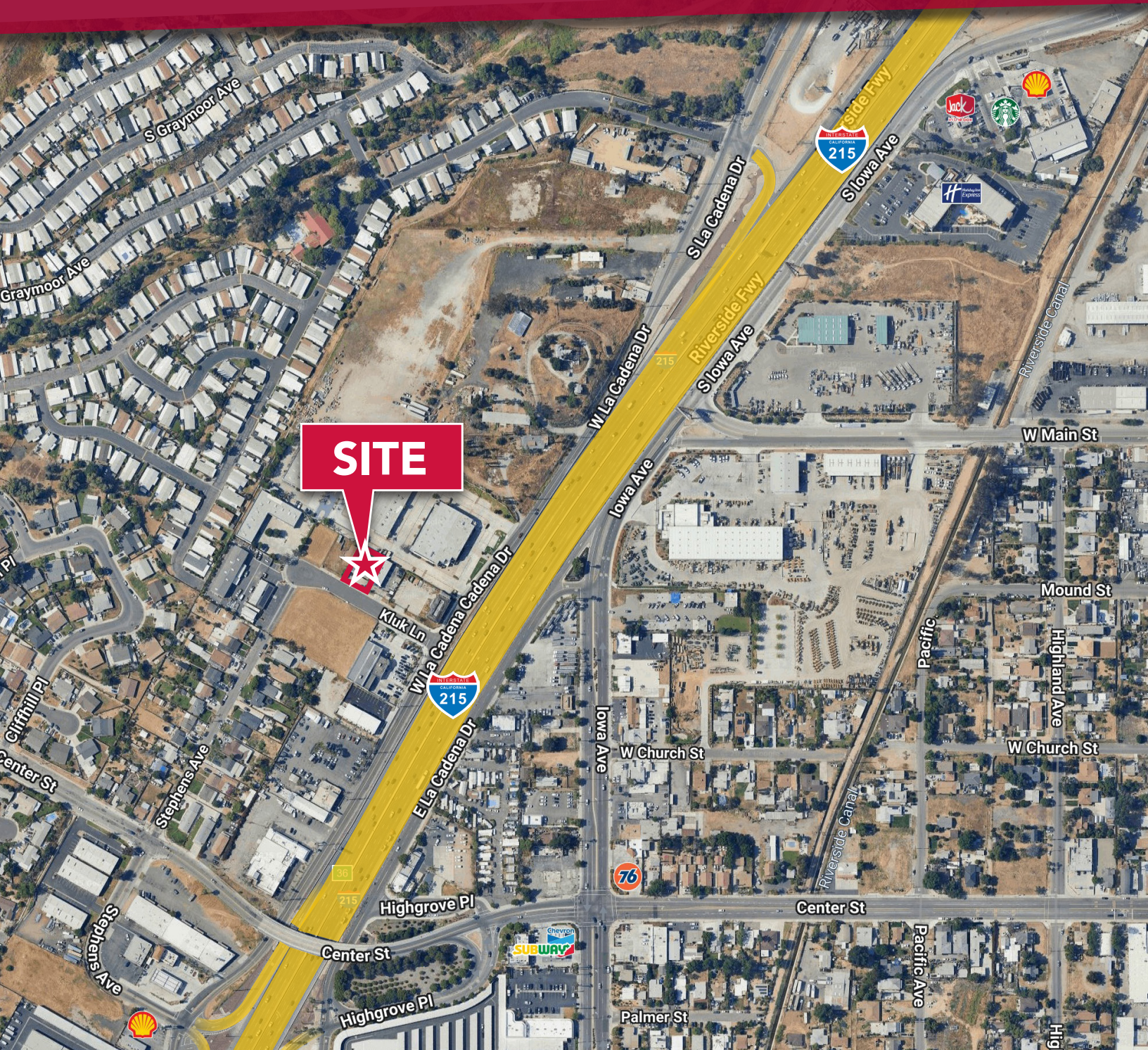
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