

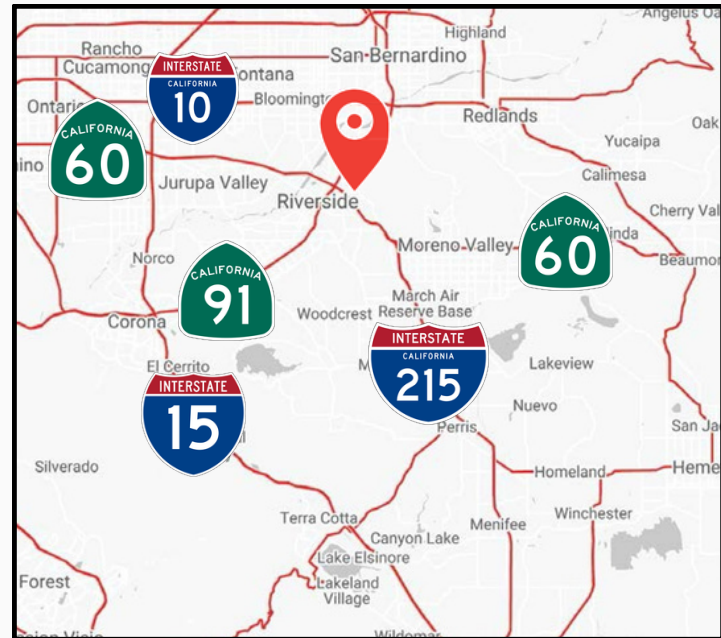
FOR SALE ± 24,960 SF FREE STANDING BLDG. & LEASE WITH LARGE FENCED YARD



1350 W. CITRUS ST., RIVERSIDE, CA 92507

PROPERTY HIGHLIGHTS

- ± 24,960 SF Bldg. on + 1.18 Acre Lot
- ± 3,500 SF Office with Private Offices, Kitchenette, Conference Room and Several Restrooms
- Skylights throughout Building Provides lots of Natural Light
- Two (2) Dock High doors with four (4) loading positions
- Zoning: BMP (Business and Manufacturing Park) – verify with City of Riverside
- 800 Amps, 277/480 volt (verify)
- 24' minimum clear height in warehouse
- .42/2000 Sprinkler system (verify)
- APN: 247-140-026



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Disclaimer: This Information contained herein is believed reliable but not guaranteed. Photos may be digitally altered or artistic renderings. All trademarks and images are the property of their respective owners. Buyers and Tenants should verify information independently.

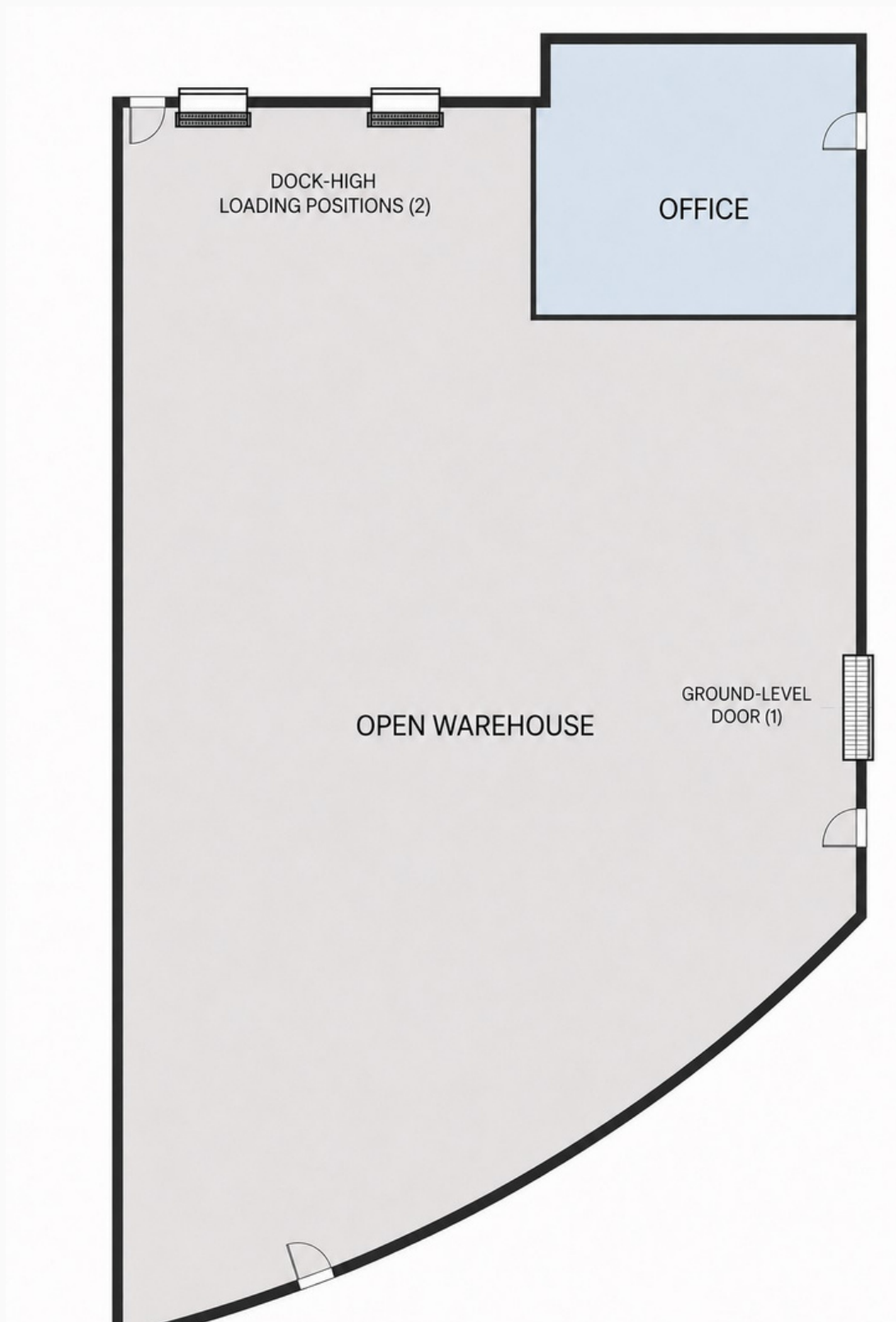


CORP. DRE LIC. 01291393

FOR SALE

**± 37,000 SF INDUSTRIAL FLEX BLDG.
WITH LARGE GATED YARD**

FLOOR PLAN



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**Ashwill
Associates**
COMMERCIAL REAL ESTATE

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FOR SALE

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Permitted Uses

(More Uses Available on City of Riverside Website)

- a. Aircraft Charter Services
- b. Aircraft Parts, Supplies, Merchandise and Equipment Shops
- c. Ambulance Company: With or Without Vehicle Storage
- d. Baker – Wholesale
- e. Banks and Financial Institutions/Services, Including Brokerages
- f. Brewery, Microbrewery and Winery manufacturing and wholesale only.
- g. Catering Establishments
- h. Furniture Upholstery
- i. Laboratories – Research
- j. Laundry, Commercial (Cleaning Plants, Industrial Laundries, Carpet and Upholstery)
- k. Manufacturing (Indoors)
- l. Offices (Administrative, Business, Executive and Professional, but not Medical or Dental)
- m. Publishing and Printing
- n. Restaurants (sit down and take-out)
- o. Ancillary to a Manuf. Use On-site (Floor area not to exceed 15% of gross floor area)
- p. Taxi Company with Vehicle Storage
- q. Vehicle Wholesale Business: Indoor (less than 5,000 sq. ft.)
- r. Warehousing & Distribution Facilities: 10,000 sq. ft. or less
- s. Equipment (Small) Sales and Rental -- MC required
- t. Lumber Yard and Building Materials - Wholesale -- MC required
- u. Outdoor Storage Yard - Primary Use -- MC required
- v. Parking Lot or Parking Structure (Stand Alone) -- MC required
- w. Smog Shop (Test Only) -- MC required
- x. Vehicle Repair Facilities - Minor (Indoor) -- MC required
- y. Vehicle Rental: Moving Trucks & Passenger Vehicles -- MC required
- z. Clinics and Small Animal Hospitals (short term boarding) -- MC required
- aa. CUP in place for Towing of Vehicle & Equipment

*Per City of Riverside website (verify use with City of Riverside Planning Department)

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