

FOR LEASE/SALE
±4,105 SF AVAILABLE

1485 SPRUCE ST., UNIT G & H
Riverside, CA 92507

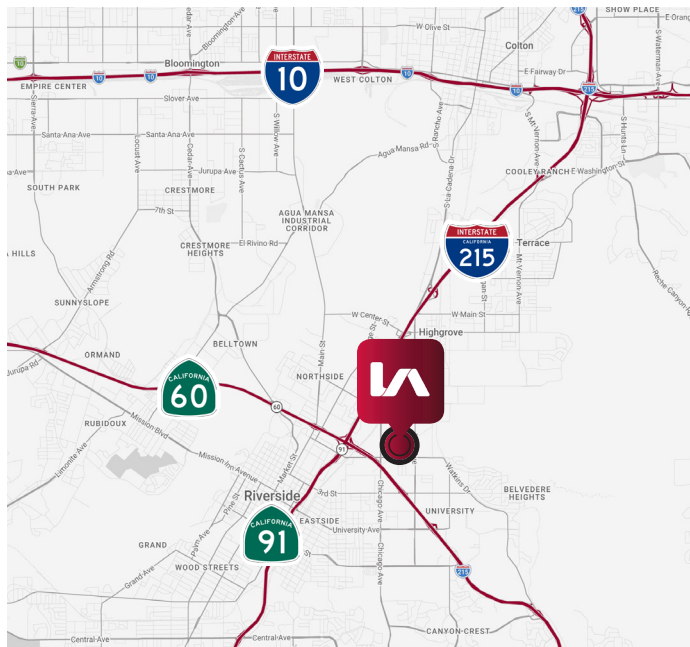
Crossroads Technology Park



PROPERTY HIGHLIGHTS

- ±1,050 SF of Office Space
- 17' Minimum Clearance Height
- Two (2) Ground Level Doors
- 400 Amps of Power (Verify)
- Fire Sprinklered
- Industrial Condominium
- **Lease Rate:** \$1.25 Gross Plus \$0.12 CAM
- **Sale Price:** \$349 PSF
- Immediate Access to the CA-60, CA-91, I-215 Freeways

LOCATION MAP



DANIEL GLAZER
D (909) 373-2731
dglazer@lee-assoc.com
DRE #01958796

HANK WIEHEBRINK
D (909) 373-2712
hank@lee-assoc.com
DRE #02221409

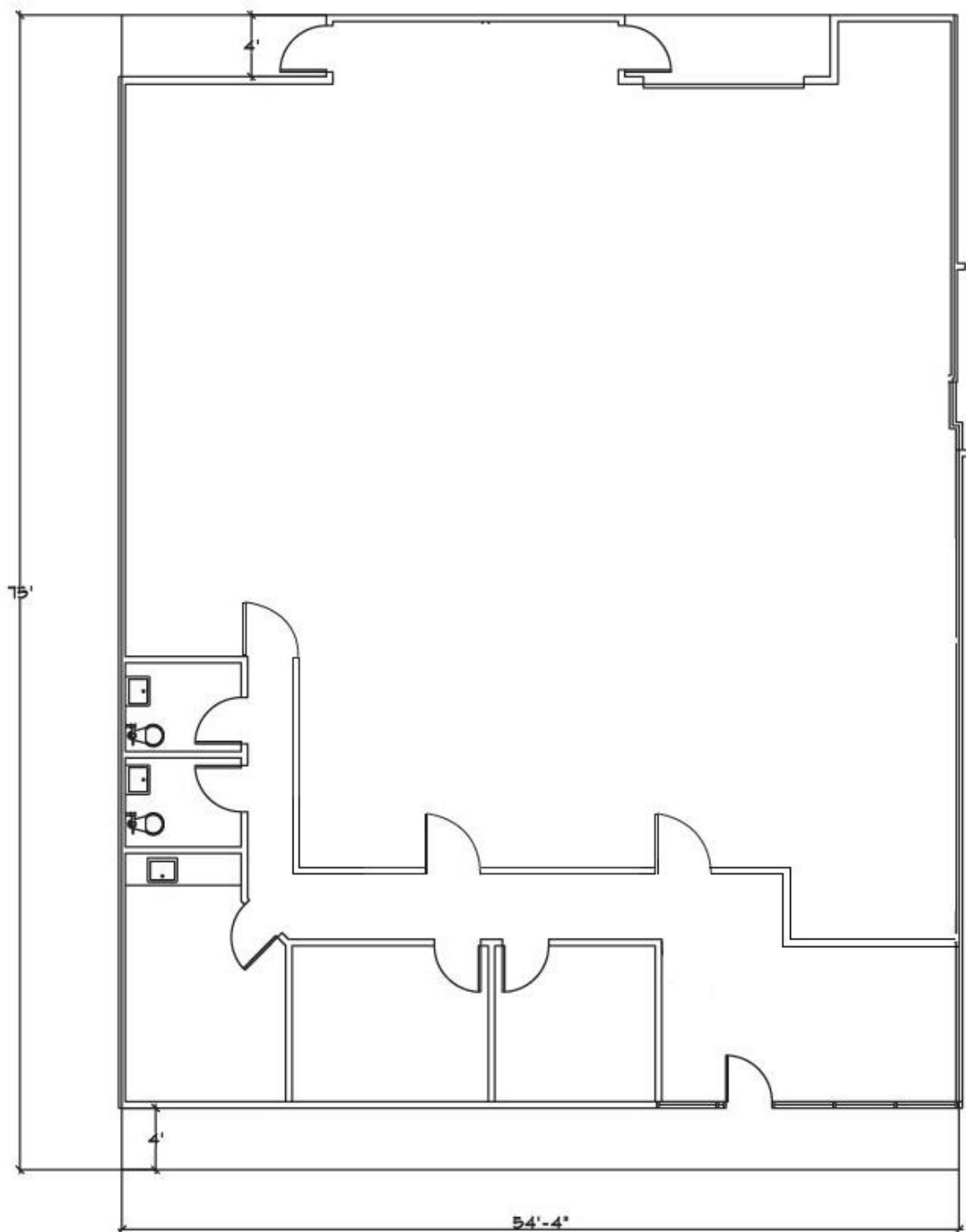
LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard
Ontario, CA 91764
(909) 989-7771
Corporate ID: 00976995

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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FLOOR PLAN



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