

FOR LEASE:

±25,130 SQUARE FEET

381 Main Street, Riverside, CA 92501

FOUR (4) DOCK HIGH LOADING DOORS
LARGE, FENCED, GATED & SECURED YARD AREA



PROPERTY HIGHLIGHTS

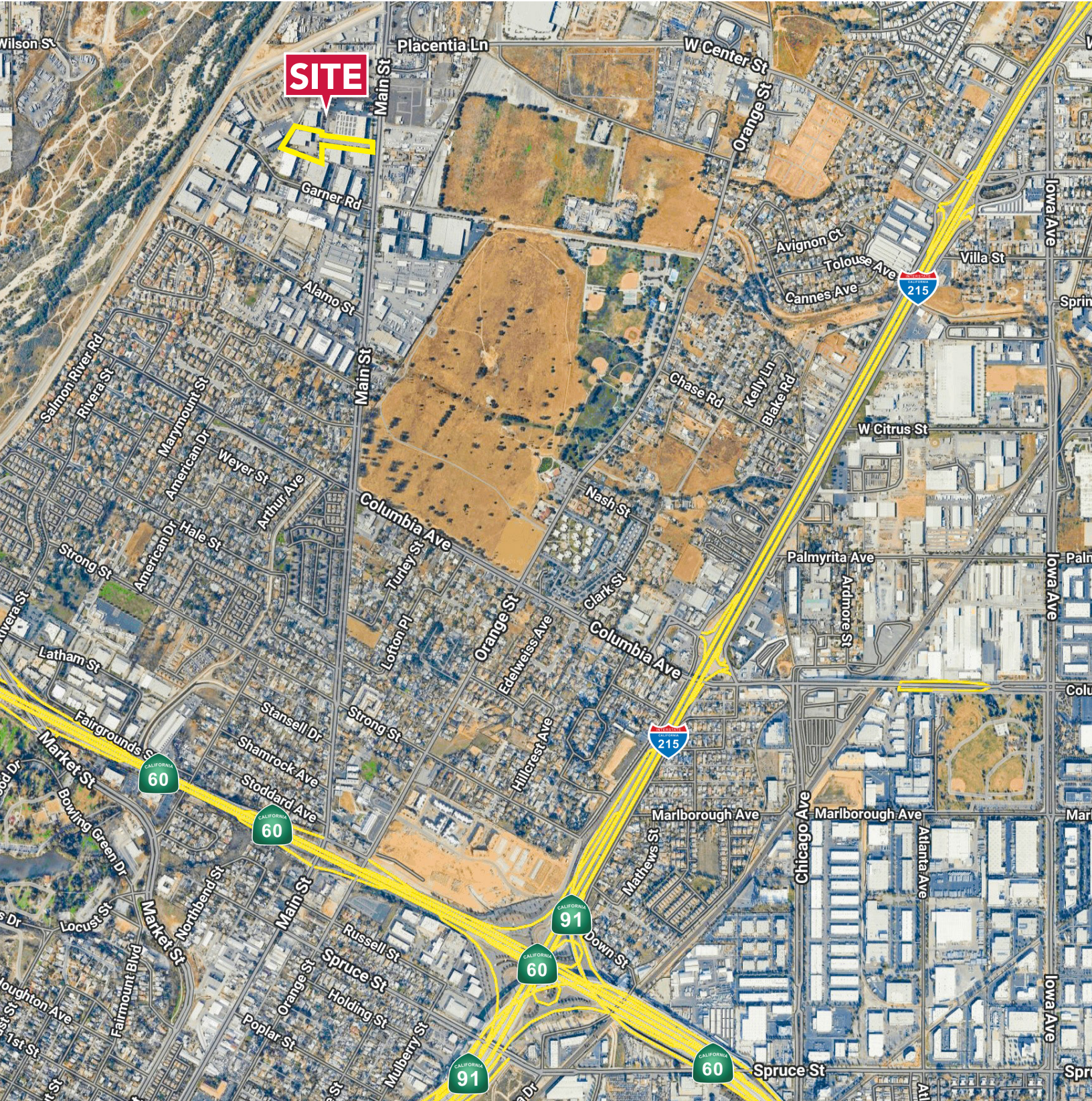
- Approximately 25,130 Square Feet
- Approximately 2,000 Square Feet of Office Space Reception, Large Bullpen, Four (4) Private Offices, Two Office Restrooms & Two (2) Warehouse Restrooms
- 24' Minimum Warehouse Ceiling Clearance
- ESFR Fire Sprinkler System
- One (1) 12'x14' Ground Level Loading Door
- Four (4) 8.5'x10' Dock High Loading Doors
- 800 Amps; 277/480 Volts Power (Verify)
- Newer Concrete Tilt-Up Construction
- Large, Fenced, Gated & Secured Yard Area
- LED Warehouse Lighting
- Situated on ±1.79 Acre Parcel of Land
- Business Manufacturing Park (BMP) Zone
- Great Riverside Location - Easy Access to the 60, 91 & 215 FWYs
- Attractive, Reasonable & Reliable City Owned Municipal Utilities



FOR LEASE:

±25,130 SQUARE FEET

381 Main Street, Riverside, CA 92501



PAUL WHITEHOUSE, SIOR | OFFICE: 951.276.3607 | CELL: 951.233.5772 | DRE#: 01180028
PWHITEHOUSE@LEE-ASSOCIATES.COM

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | www.lee-associates.com