

**FOR SALE OR LEASE**  
±12,520 SF FLEX/SHOWROOM WAREHOUSE

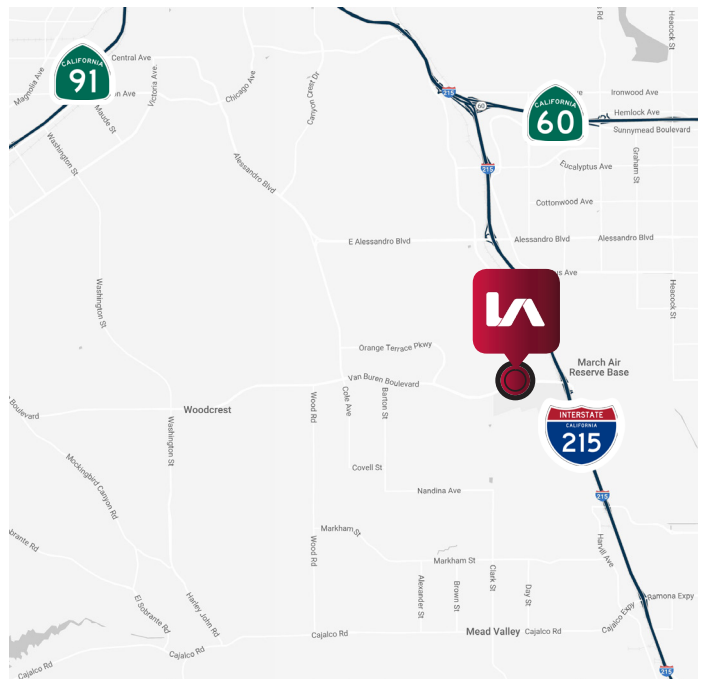
**21870 VAN BUREN BLVD**  
Riverside, CA



## PROPERTY HIGHLIGHTS

- ±12,520 SF Building
- ±1,244 SF Office Area
- 14'-16' Clear Height
- 400 Amp Power Service (Verify)
- 1 Glass Ground Level Loading Doors
- Fire Sprinklers
- Mixed-Use Zoning
- Available 2/1/2027
- Close Proximity to I-215, CA-60 & CA-91 Freeways

## LOCATION MAP



**JOHN MARTIN**  
D 714.307.1250  
jmartin@lee-assoc.com  
DRE #01346629

**CHRIS COYTE**  
D 714.373.2935  
ccoyle@lee-assoc.com  
DRE #01017328

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

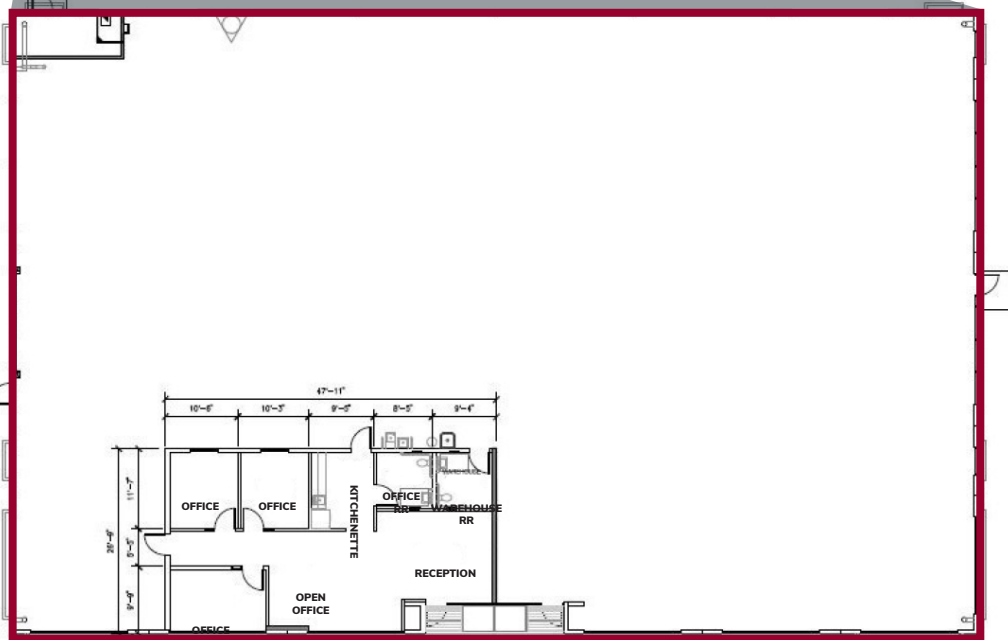
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# FOR SALE OR LEASE

±12,520 SF FLEX/SHOWROOM WAREHOUSE

# 21870 VAN BUREN BLVD

Riverside, CA



**JOHN MARTIN**  
D 714.307.1250  
jmartin@lee-assoc.com  
DRE #01346629

**CHRIS COYTE**  
D 714.373.2935  
ccoyle@lee-assoc.com  
DRE #01017328

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

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES