

FOR SUBLEASE:

±17,000 SQ. FT. WAREHOUSE SPACE WITH LARGE YARD AREA

3051 Myers Street, Riverside, CA 92504

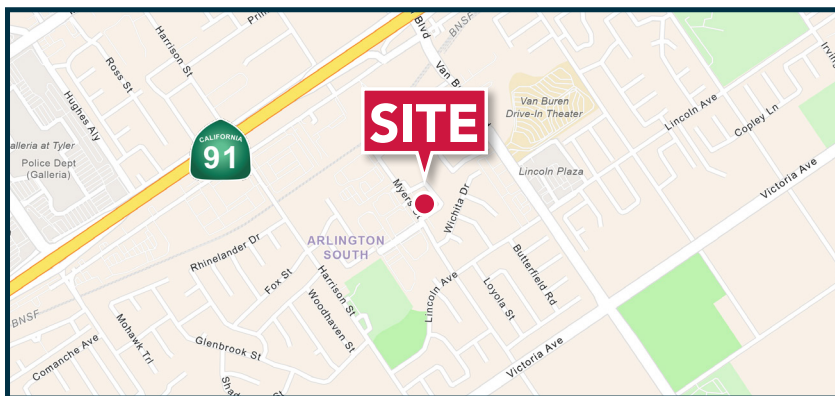
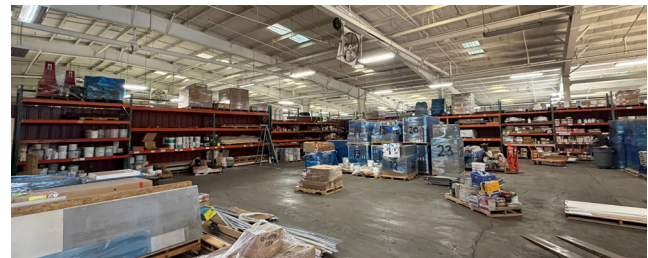
**TWO LARGE, OUTDOOR, SECURED, STORAGE/PARKING AREAS
8' WROUGHT IRON FENCING**



**GREAT WEST RIVERSIDE LOCATION
SUBLEASE THROUGH DECEMBER 31, 2028**

PROPERTY HIGHLIGHTS

- ±17,000 Sq. Ft. POL Industrial Building
- ±1,200 Sq. Ft. of Office Space
- Four (4) Ground Level Loading Doors (2 are 16' x 14')
- Clear Span Warehouse
- Calculated Fire Sprinkler System
- Distributed Power
- Business Manufacturing Park (BMP) Zone
- Located in Citrus Park West Business Park
- Easy Access to the 91 Freeway



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