



**ONLY
\$259 PSF
ON SALE
\$1.10 PSF GRS
ON LEASE**

1541

**Unique Industrial Condo Unit with Prime
Location in Hunter Park, Riverside
Flexible BMP Zoning - 2005 Construction**

**FOR
SALE/
LEASE**

+7,639 SF INDUSTRIAL WAREHOUSE

1541 MARLBOROUGH AVENUE
RIVERSIDE, CA 92507

ROCKY MORAN | Sr. Vice President
951.276.3681
rmoran@leeriverside.com
DRE 01841701

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES

- ▶ ±7,639 SF Industrial Building
- ▶ ±1,060 SF Office Space
- ▶ 400 Amps; 277/480V Power (Verify)
- ▶ 11 Parking Spaces
- ▶ GL Door - Automatic Metal Roll-Up
- ▶ BMP Zoning
- ▶ Fully Sprinklered
- ▶ 16' Clear Height
- ▶ ±.32 Acre Site
- ▶ 2005 Construction
- ▶ New LED Warehouse Lights
- ▶ Concrete Truck Courts
- ▶ Master Planned Business Park Setting
- ▶ Watertight Roof with Skylights
- ▶ Competitive PSF Pricing
- ▶ Low-Cost HOA (\$582/Month) Maintains Parking & Landscape
- ▶ Nearby 60/215 Freeway Interchange
- ▶ Comprehensive rooftop solar system
- ▶ Secured Double Trash & Recycle Bin Area
- ▶ Dedicated AC Split System for IT Room
- ▶ Functional Warehouse Exhaust System & Gas Heater

INTERIOR PHOTOS

[Click here](#)

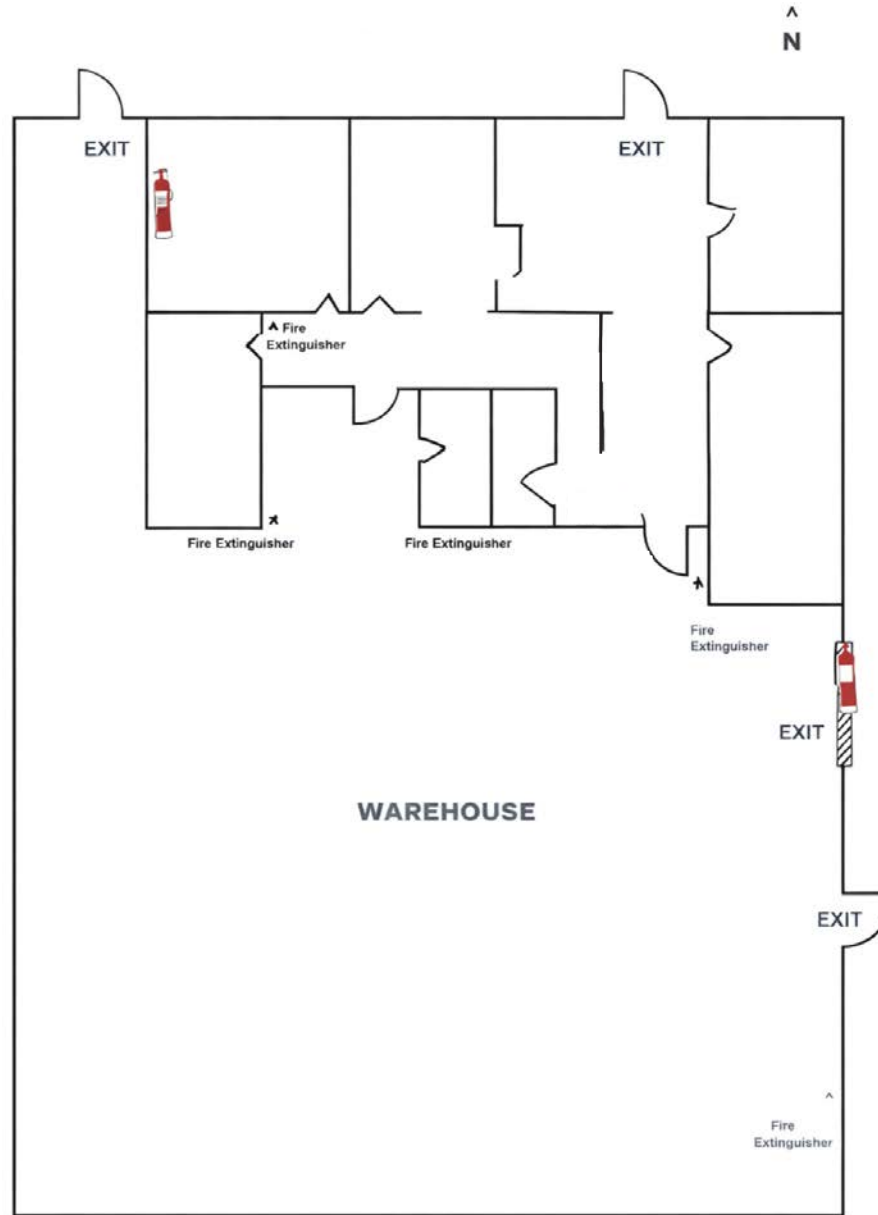
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FLOOR PLAN

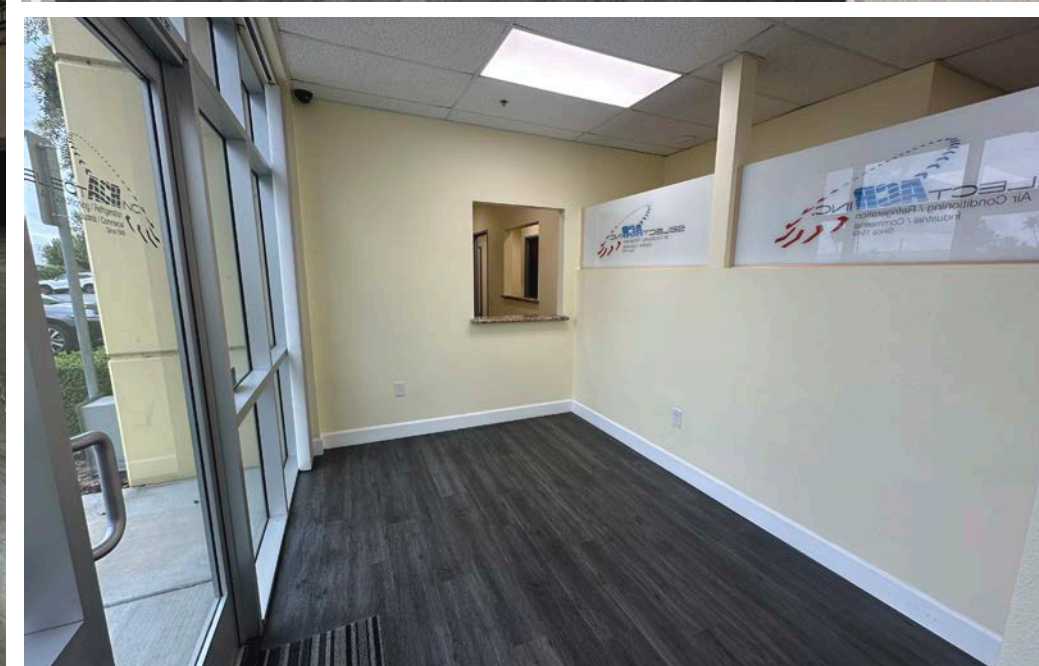
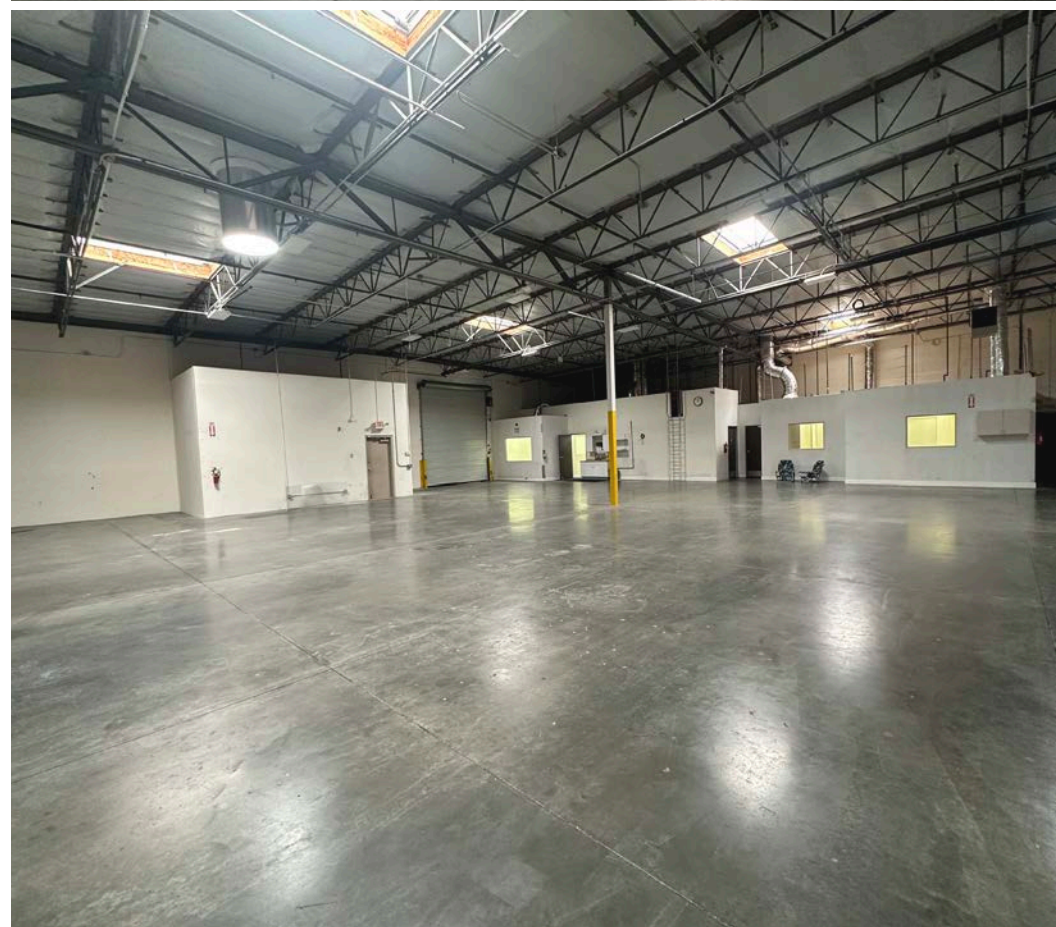


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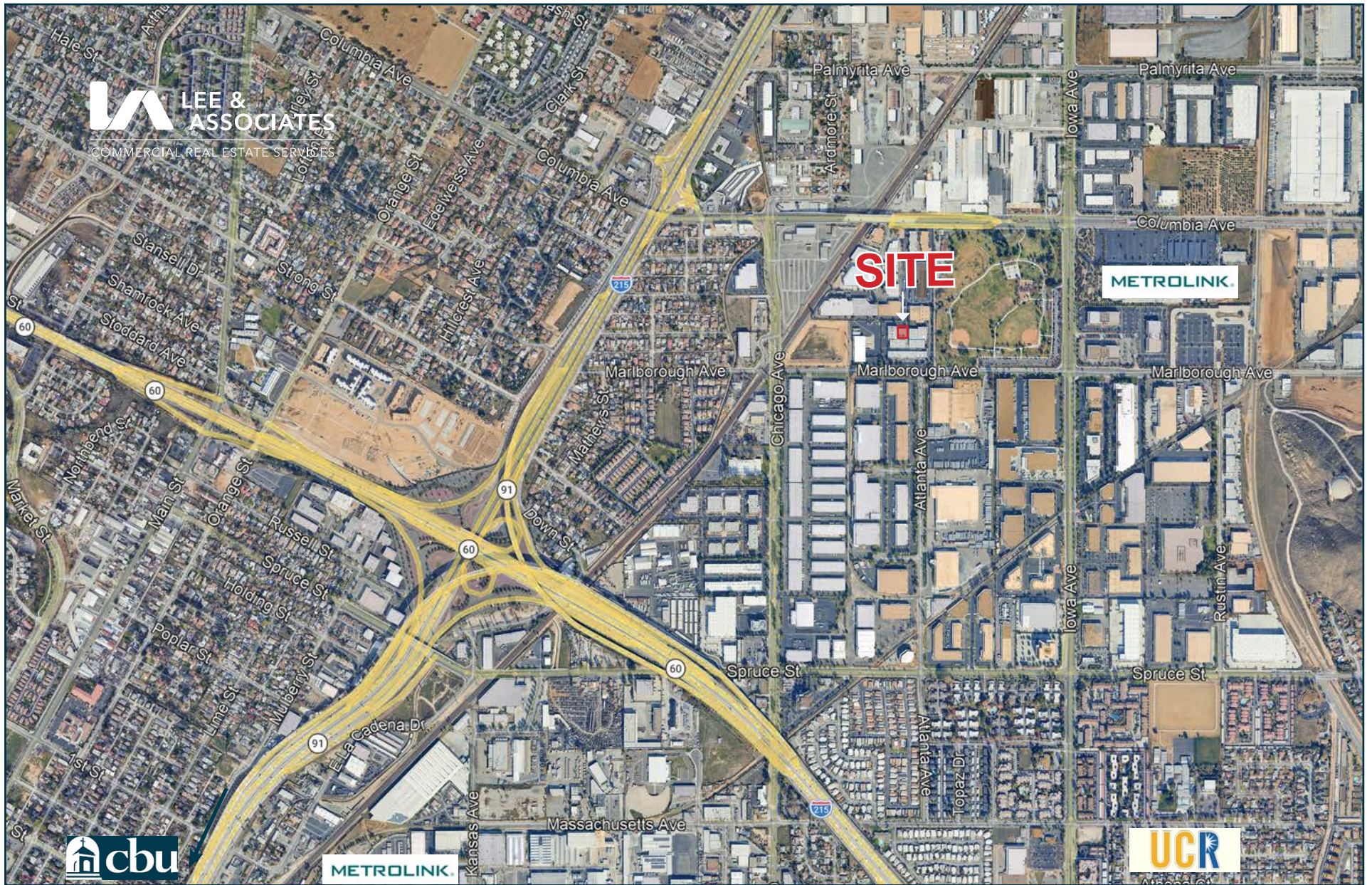


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