

# TWO-STORY OFFICE BUILDING & WAREHOUSE

AVAILABLE FOR LEASE



7265 JURUPA AVENUE, RIVERSIDE, CA 92504

PLEASE, DO NOT DISTURB TENANTS

**JOE STANCE, CCIM**

CELL: 909.772.1212

[Joe@StanceRealEstate.com](mailto:Joe@StanceRealEstate.com)

DRE:# 01788741

**HEIDI STANCE, Ed.D.**

CELL: 951.966.7712

[Heidi@StanceRealEstate.com](mailto:Heidi@StanceRealEstate.com)

DRE:# 02131357

**NICK CHORIEGO, ASSOCIATE**

CELL: 951.892.8180

[Nick@StanceRealEstate.com](mailto:Nick@StanceRealEstate.com)

DRE:# 02215276

**STANCE**  
COMMERCIAL REAL ESTATE  
 [StanceRealEstate.com](http://StanceRealEstate.com)

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### Property Highlights

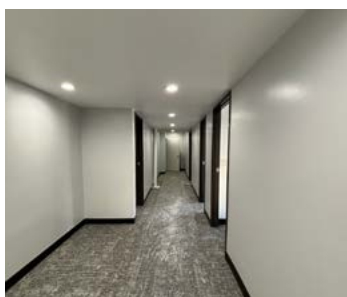
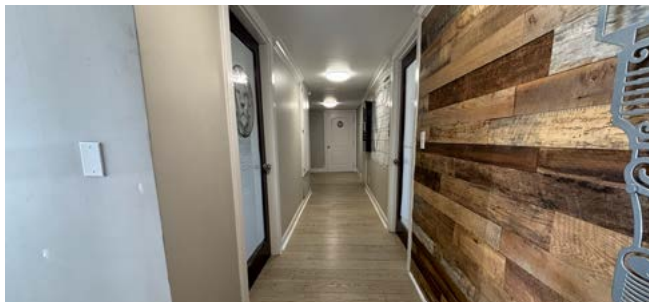
- ±3,150 SF - 6,300 SF Office
- ±1,275 SF Warehouse

### Office Features

- Two-story layout w/multiple offices
- 4 Restrooms total  
(3 upstairs and 1 downstairs)
- Break room and kitchenette
- Small ±310 SF garage/storage area

### Warehouse Features

- 14' clear height
- (1) GL Door (12'x14')
- (1) Warehouse restroom
- Fenced and paved side-yard for additional storage
- Power: 220 Volts (verify)
- Zoning: Business and Manufacturing Park (BMP)
- Jurupa Ave Frontage.
- ±0.5 mile from Van Buren Blvd.
- Easy access to 15, 60, and 91 FWYS
- Parking Spaces: 25: 4.17/1,000 SF
- Monument signage available



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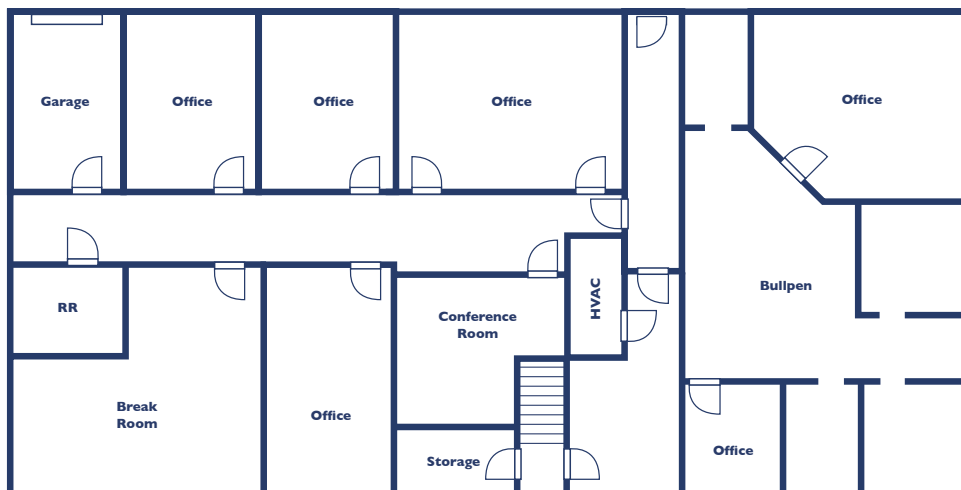
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## OFFICE BUILDING • TOP FLOOR



## OFFICE BUILDING • BOTTOM FLOOR



AVAILABILITY		
FLOOR	SIZE	FEATURES
Top Floor	±3,150 SF	(7) Offices, (3) Restrooms, Break Room, & Conference Room*
Bottom Floor	±3,150 SF	(6) Offices, (1) Restroom, Bullpen, Conference Room, Garage, & Storage*
** Top Floor & Bottom Floor are contiguous for a total of ±6,300 SF		
Warehouse	±1,275 SF	(1) 12'x14' GL Door

## WAREHOUSE



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**NICK  
CHORIEGO**

**HEIDI  
STANCE**

**JOE  
STANCE**

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