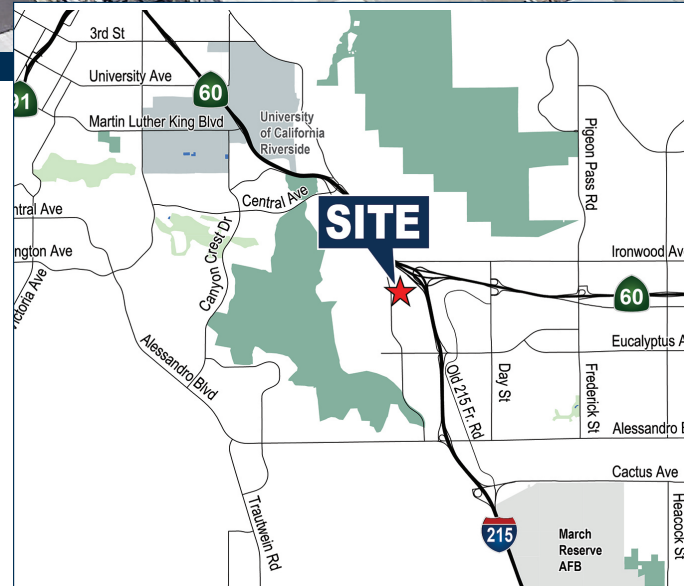




# FOR LEASE

# ± 7,482 SF INDUSTRIAL BUILDING

## 6131 QUAIL VALLEY COURT | RIVERSIDE, CA



### PROPERTY FEATURES

- ± 7,482 Total SF Consisted of:
  - ± 2,469 SF Office
  - ± 5,013 SF Warehouse/Garage Storage
- ± 13,939 SF (0.32 Acre) Lot
- 16' Clearance Height
- 3 Ground Level Doors
- 600 Amps at 240 Volts (Verify)
- BMP Zoning ([Click Here](#))
- 13 Parking Spaces
- Box Shaped Lot (186' H x 100' W)
- Immediate access to  and  Freeways

Exclusively Offered By:

## **Voit**

REAL ESTATE SERVICES

**JASON DIROCCO**  
Senior Vice President | Partner

**(714) 935-2305**  
JDiRocco@voitco.com  
License #01842301

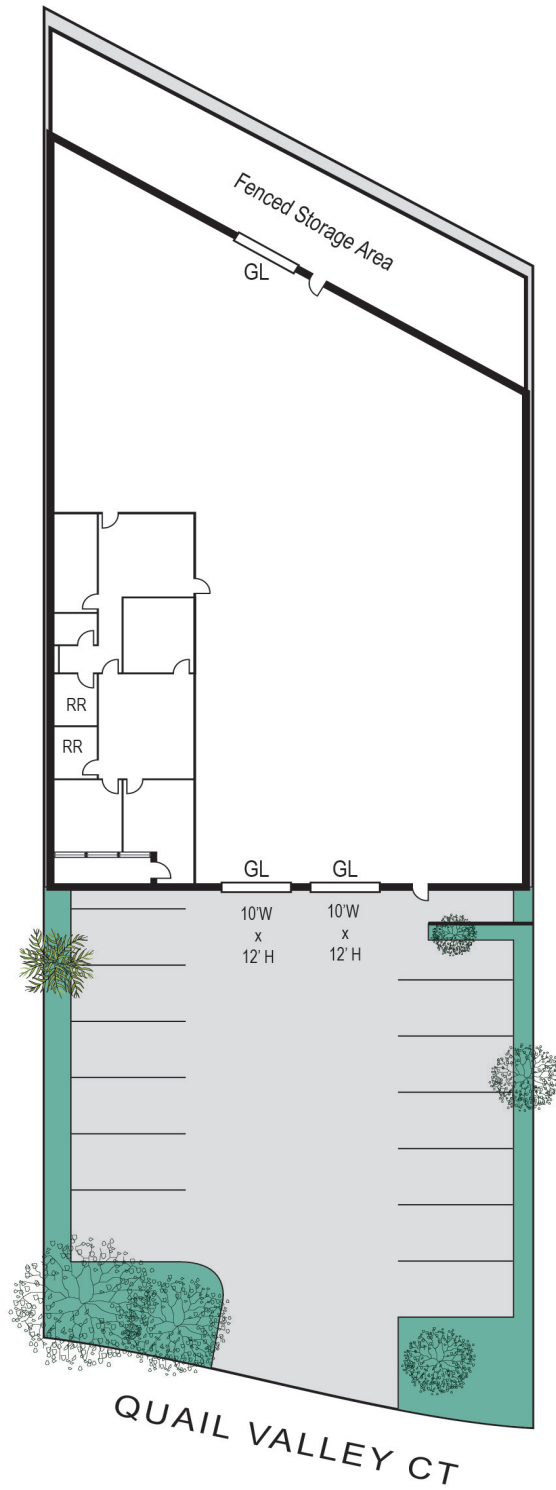
**RYAN MOORE**  
Senior Vice President | Partner

**(909)545-8011**  
Rmoore@voitco.com  
License #01821438

**RYAN SHATTUCK**  
Associate

**(909)545-8013**  
Rshattuck@voitco.com  
License #02228315

SITE PLAN



Exclusively Offered By:

**Voit**

REAL ESTATE SERVICES

**JASON DIROCCO**  
Senior Vice President | Partner

**(714) 935-2305**  
JDiRocco@voitco.com  
License #01842301

**RYAN MOORE**  
Senior Vice President | Partner

**(909)545-8011**  
Rmoore@voitco.com  
License #01821438

**RYAN SHATTUCK**  
Associate

**(909)545-8013**  
Rshattuck@voitco.com  
License #02228315