

**6611-6613 ARLINGTON AVENUE**  
RIVERSIDE, CA 92504

**FLEX / INDUSTRIAL  
SPACE FOR LEASE**



**FOR MORE INFORMATION, PLEASE CONTACT:**

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## **PROJECT HIGHLIGHTS**

- Professionally Managed Business Park
- Well appointed flex / industrial space for Lease
- Easy access to the 91 freeway via Van Buren Blvd.
- Ample parking
- Availability ranging from +/- 1,248 SF
- Retail and restaurant amenities nearby

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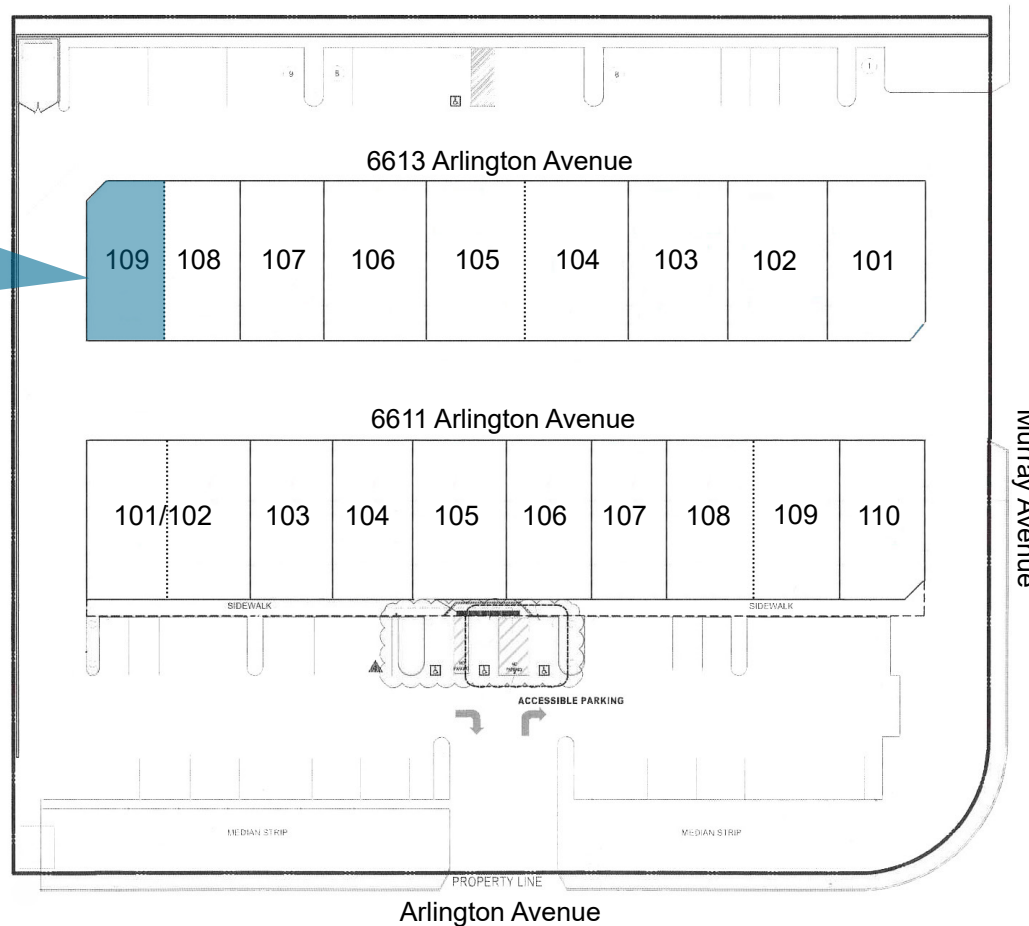
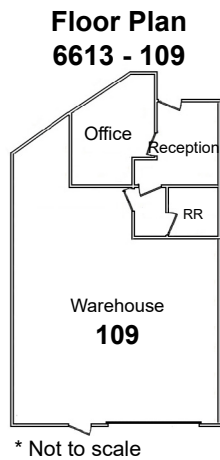
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## AVAILABILITY

SUITE	SIZE	MONTHLY BASE RENT	SPACE DESCRIPTION
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6613 - 109	±1,248 SF	\$1,822.00 Base Rent + CAO <sup>E</sup> * per month	Reception area, 1 private office, 1 restroom and warehouse with 1 roll up door
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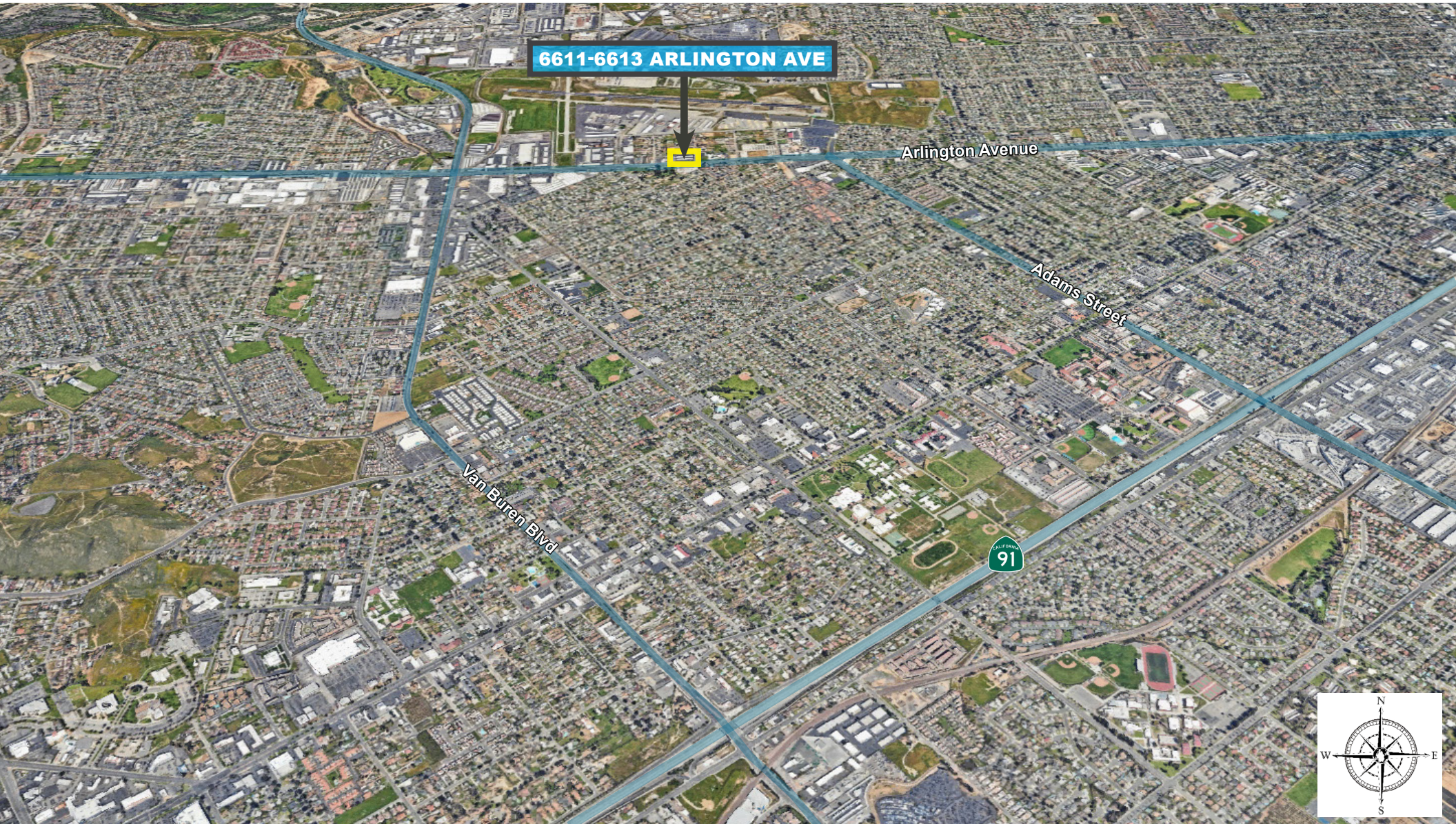
\*2026 Common Area Operating Expenses are currently estimated at \$238.00 per month and are subject to annual reconciliation and increases



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