

**2001 - 2081 THIRD STREET
RIVERSIDE, CA 92507**

**FOR LEASE
± 1,440 SF - ± 2,304
INDUSTRIAL UNITS**



JACKIE BEAUCHAMP

(951) 684-1251 | jbeauchamp@mcgre.com

DRE License # #01461175 | #01899258



**MARTIN
COMMERCIAL
GROUP**

Commercial Real Estate Services

WWW.MCGRE.COM

2001 - 2081 THIRD STREET
RIVERSIDE, CA 92507

FOR LEASE
± 1,440 SF - ± 2,304
INDUSTRIAL UNITS



PROPERTY HIGHLIGHTS

- ±1,440 / ±1,872 / ±2,016 / ±2,304 SF Industrial Units for Lease
- Office/Warehouse Floorplans
- Restroom(s)
- Ground Level Doors
- Ample Parking
- Ample Rear Loading/Unloading
- Easy Access to 215 FWY
- CALL AGENT TO SHOW!
- Zoning Questions:

Edgardo Caldera | Principal Planner
951.826.5832 | ecaldera@riversideca.gov



MARTIN
COMMERCIAL
GROUP
Commercial Real Estate Services

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

CORPORATE OFFICE: 1495 E. WARNER AVENUE ~ SANTA ANA, CA 92705
Orange County 714-241-1141
Inland Empire: 951-684-1251

**2001 - 2081 THIRD STREET
RIVERSIDE, CA 92507**

**FOR LEASE
± 1,440 SF - ± 2,304
INDUSTRIAL UNITS**



Example interior photos and may not be the exact suite for lease

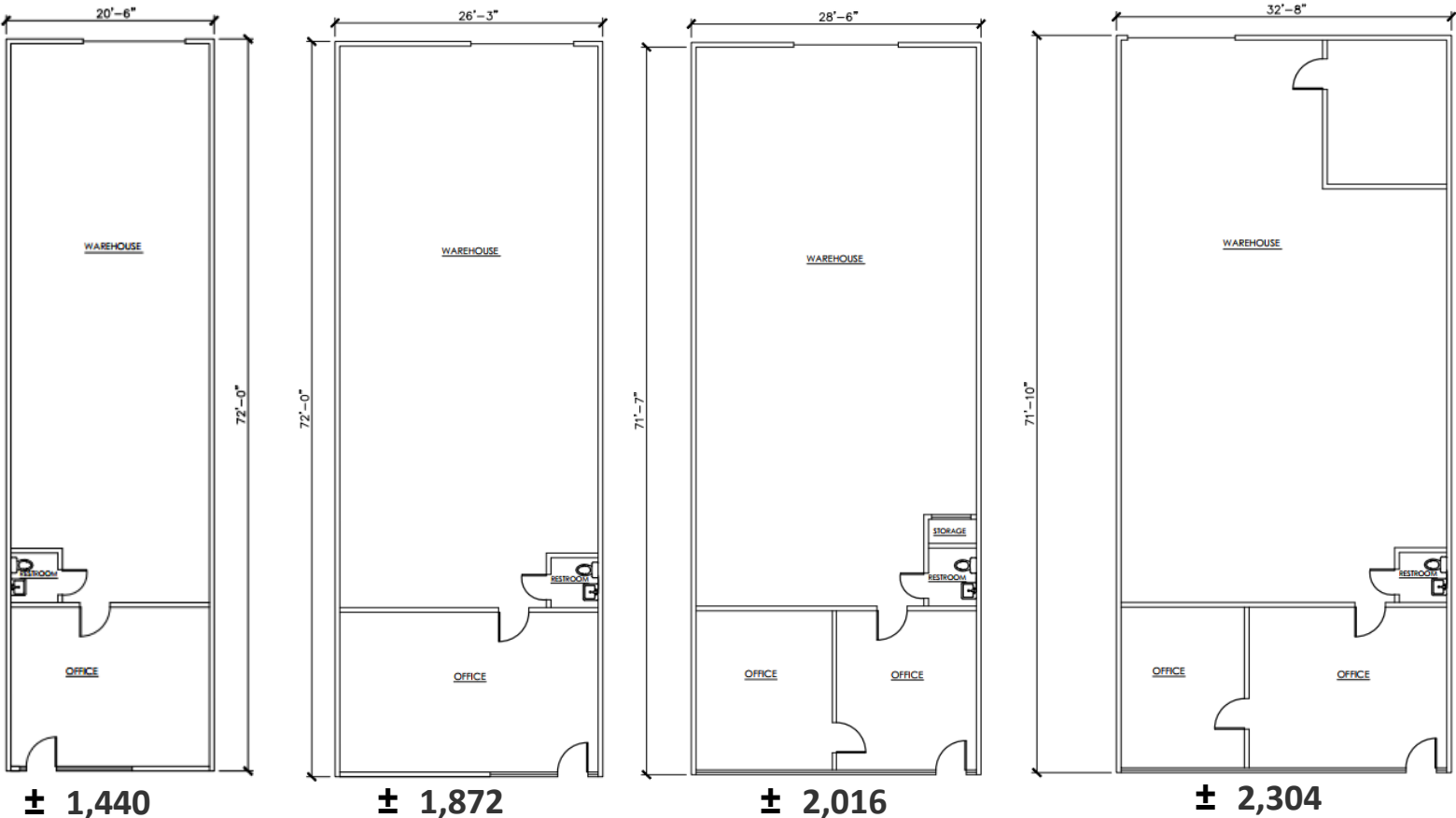
**CORPORATE OFFICE: 1495 E. WARNER AVENUE ~ SANTA ANA, CA 92705
Orange County 714-241-1141
Inland Empire: 951-684-1251**

2001 - 2081 THIRD STREET
RIVERSIDE, CA 92507

FOR LEASE
± 1,440 SF - ± 2,304
INDUSTRIAL UNITS

FLOORPLANS

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.



WWW.MCGRE.COM

JACKIE BEAUCHAMP
(951) 684-1251 | jbeauchamp@mcgre.com
DRE License # #01461175 | #01899258

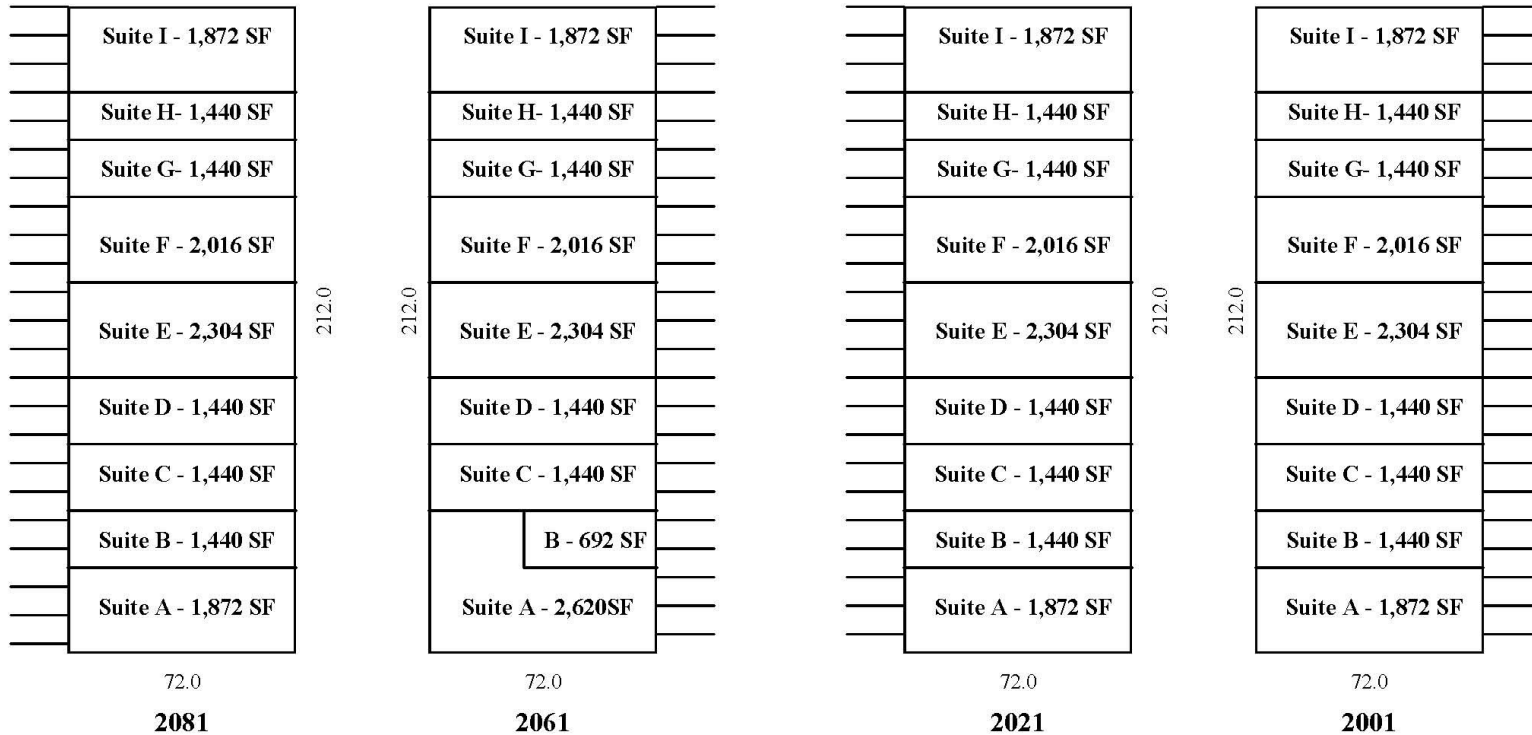


2001 - 2081 THIRD STREET
RIVERSIDE, CA 92507

FOR LEASE
± 1,440 SF - ± 2,304
INDUSTRIAL UNITS

SITE PLAN

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.



WWW.MCGRE.COM

JACKIE BEAUCHAMP

(951) 684-1251 | jbeauchamp@mcgre.com

DRE License # #01461175 | #01899258



MARTIN
COMMERCIAL
GROUP
Commercial Real Estate Services

**2001 - 2081 THIRD STREET
RIVERSIDE, CA 92507**

**FOR LEASE
± 1,440 SF - ± 2,304
INDUSTRIAL UNITS**

AVAILABILITY

SUITE	SQ. FT.	BASE RENT	CAM	DESCRIPTION	AVAIL. DATE
2001-C	1,440	\$1,440.00 (MONTHS 1-6) \$1,770.00 MONTHS (7-24)	\$140.00 (10)	1 Office, Warehouse & Restroom PROMOTION \$1/SF (Months 1-6) \$1.23/SF (Months 7-24) Min 24 month term, on qualified candidates	Immediately

WWW.MCGRE.COM

JACKIE BEAUCHAMP

(951) 684-1251 | jbeauchamp@mcgre.com

DRE License # #01461175 | #01899258



**MARTIN
COMMERCIAL
GROUP**
Commercial Real Estate Services