

FOR LEASE:

±40,440 SQUARE FEET ON LARGE ±2.87 ACRE PARCEL OF LAND

6727 Columbus Avenue, Riverside, CA 92504

IN THE PROCESS OF BEING COMPLETELY REFURBISHED

- NEW PAINT INTERIOR & EXTERIOR
- RE-SLURRY COATING & STRIPPING THE PARKING AND LOT AREA
- OFFICES: NEW CARPET & PAINT
- LANDSCAPING



HUGE APPROXIMATELY ONE (1) ACRE YARD AREA

- ENTIRE SITE, FENCED AND SECURED
- CORNER PARCEL WITH ACCESS GATES FROM TWO SEPARATE STREETS
- EASY INGRESS AND EGRESS

PROPERTY HIGHLIGHTS

- ±40,440 Square Foot, Freestanding, Industrial Building
- ±2,048 Square Feet of Office Space
- Three (3) Dock High Doors with Load Levelers
- Loading Ramp with Two (2) Ground Level Doors
- One (1) Ground Level Loading Door
- Calculated Fire Sprinkler System
- 1,200 Amps, 277/480 Volts (Verify)
- 20' Minimum Warehouse Ceiling Clearance
- Zoned: Business Manufacturing Park (BMP)
- Attractive, Reasonable & Reliable City Owned Municipal Utilities
- Great Location, Near Riverside Municipal Airport
- 4-Miles to 91 Fwy, 7-Miles to 15 Fwy Interchange, 5-Miles to 60 Fwy



FOR LEASE:

±40,440 SQUARE FEET ON LARGE ±2.87 ACRE PARCEL OF LAND

6727 Columbus Avenue, Riverside, CA 92504



PAUL WHITEHOUSE, SIOR | OFFICE: 951.276.3607 | CELL: 951.233.5772 | DRE#: 01180028
PWHITEHOUSE@LEE-ASSOCIATES.COM

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | www.lee-associates.com