

Available SF 5,042 SF

Industrial For Lease

Building Size 20,751 SF



**Property Name:** Empire Business Center  
**Address:** 7530 Jurupa Ave, Unit 102, Riverside, CA 92504  
**Cross Streets:** Van Buren Blvd/Jurupa Ave

High Image Industrial Building  
 18' Warehouse Clearance  
 Two GL Doors with Concrete Truck Area  
 400 Amps Power

<b>Lease Rate/Mo:</b>	\$6,555	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	792 SF
<b>Lease Rate/SF:</b>	\$1.30	<b>Clear Height:</b>	18'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	2	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	5,042 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	5,042 SF	<b>A: 400 V: 0: W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Tiltwall	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	5 Years or Longer	<b>Const Status/Year Blt:</b>	Existing / 2008	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	03/01/2022
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 10 / Ratio:</b>	2.0:1	<b>Vacant:</b>	No
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	IE East
<b>Zoning:</b>	BMP			<b>APN#:</b>	155081007
<b>Listing Company:</b>	Daum Commercial				
<b>Agents:</b>	<a href="mailto:Brad.Levin@daumcommercial.com">Brad Levin 310-538-6728</a> , <a href="mailto:Daniel.Foye@daumcommercial.com">Daniel Foye 909-980-1234</a>				
<b>Listing #:</b>	29725995	<b>Listing Date:</b>	01/27/2022	<b>FTCF:</b>	CB300Y150S000/A0AA
<b>Notes:</b>					