



PONDEROSA BUSINESS PARK

# 698

PARKRIDGE AVE.  
NORCO | CA



## FOR SALE

### INDUSTRIAL PROPERTY



8,221 SF  
SQUARE FEET



800  
OFFICE SF



16-0' ±  
CLEAR HEIGHT



1  
GROUND LEVEL DOOR

FOR MORE INFORMATION PLEASE CONTACT:

**STEVE CRANE**

**FIRST VICE PRESIDENT**

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CABRE #00844752

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

  
COMMERCIAL REAL ESTATE SERVICES



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## PROPERTY HIGHLIGHTS

- Excellent Machining / Manufacturing Building
- Warehouse Storage Distribution
- 800± SQ FT Office Space / Coffee Bar
- 10'x14'-0 Ground Level Loading
- Sealed Concrete Floors
- Fire Sprinklers
- Power 400 Amps 277/ 480 Volt (Fully Distributed)
- Deburring Room
- Quality Control Room
- Free Standing Building
- Street Frontage
- Office / Warehouse Restrooms
- Parking Ratio 2: 1000 / (16) Spaces

## OFFERING SUMMARY

Sale Price: Subject To Offer

Building Size: 8,221 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,472	30,569	70,694
Total Population	12,476	111,626	254,935
Average HH Income	\$71,919	\$76,786	\$91,831

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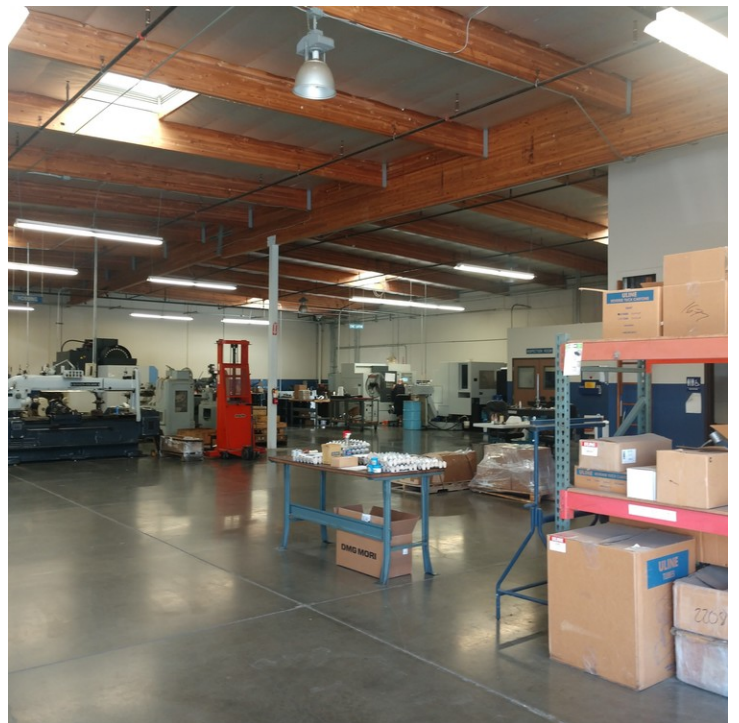
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