



# AVAILABLE

±12,240 SF & ±13,580 SF

# RUSTIN BUSINESS PARK

1700 RUSTIN AVENUE BLDG. B & 1750 RUSTIN AVENUE BLDG. C  
RIVERSIDE | CALIFORNIA 92507



25,820 SF  
total (2) bldg size



18 ft  
clear height



53  
parking

FOR MORE INFORMATION, CONTACT:

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 **DAUM**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY INFO

# RUSTIN BUSINESS PARK

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### 1700 RUSTIN AVE.: Available for Sale

- Available: ±13,580 SF
- Office SF: ±1,137 SF
- Warehouse SF: ±12,443 SF
- GL/DH: 1 / 1
- Clear Height: 18'
- Yard: Fenced and Gated
- Power: 277/4V, 400 Amps (verify)

- Site: Full Concrete Lot
- Parking: 28 Surface Spaces
- Ratio: 2.06/1,000 SF
- Occupied by tenant in good standing on STNL
- NOI: \$121,144.44
- \$188/SF
- Tenant Name: Souplicious, LLC

### 1750 RUSTIN AVE.: Available for Sale

- Available: ±12,240 SF
- Office SF: ±1,177 SF
- Warehouse SF: ±11,063 SF
- GL/DH 1 / 1
- Clear Height: 18'
- Yard: Fenced and Gated
- Power: 400 Amps, 277/480 Volt (verify)
- Site: Full Concrete Lot

- Parking: 25 Surface Spaces
- Ratio: 2.06/1,000 SF
- Occupied by tenant NOT in good standing on STNL
- NOI: \$105,752.40
- \$185/SF
- Tenant Name: Aerobotech, Inc.

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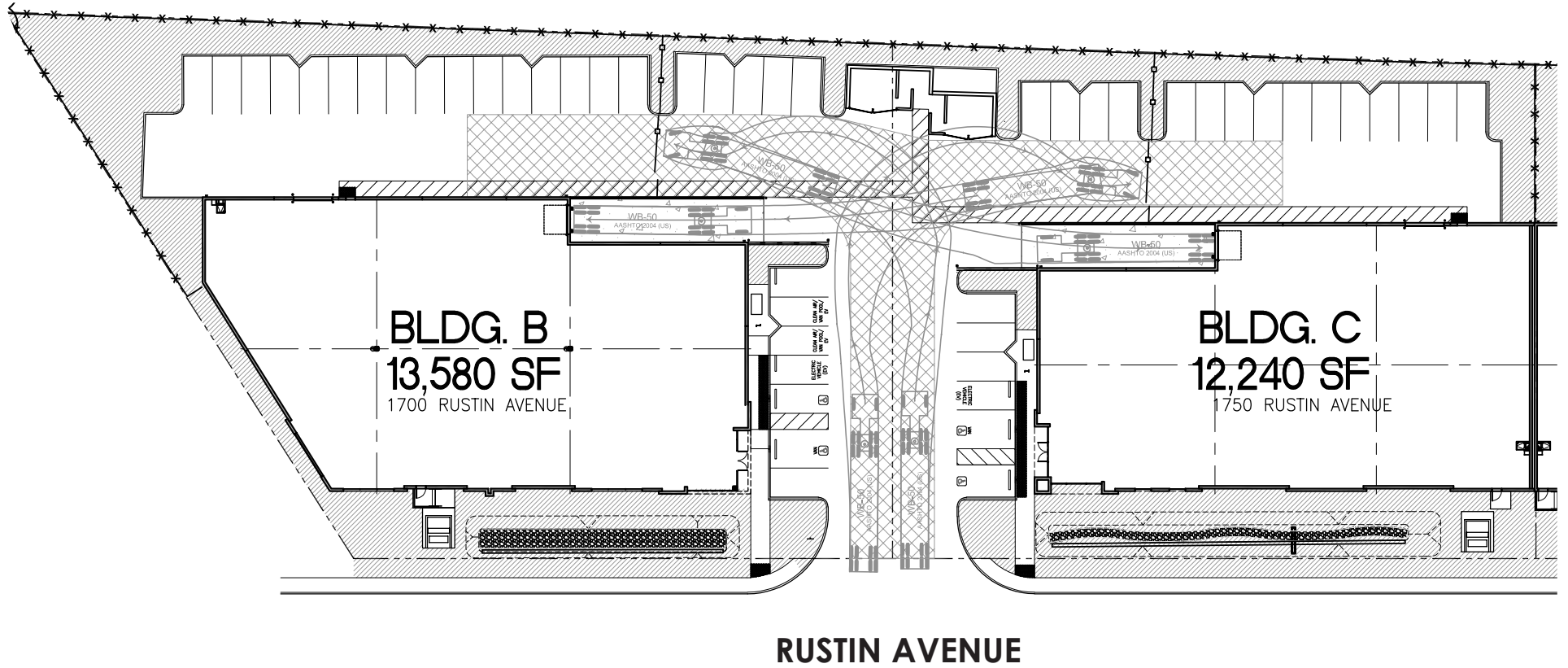
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# SITE PLAN

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## LOCATION HIGHLIGHTS

### COMMUTER RAIL DRIVE DISTANCE

Riverside-Downtown Commuter Rail  
(Riverside, Inland Empire-Orange County, 91 Lines)

8 min | 3.4 mi

Rialto Commuter Rail  
(San Bernardino Line)

16 min | 8.7 mi

### AIRPORT DRIVE DISTANCE

Ontario International Airport

27 min | 19.5 mi

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