

Available SF 7,301 SF

Industrial For Lease

Building Size 20,751 SF



Property Name: Empire Business Center
Address: 7530 Jurupa Ave, Unit 101, Riverside, CA 92504
Cross Streets: Van Buren Blvd/Jurupa Ave

Multi-Tenant Building
 869 SF of Office w/Large Lobby, Private Offices, & 2 Restrooms
 Two 12'x14' Ground Level Loading Doors/Concrete Truck Area
 Fully Sprinklered, Insulated Ceiling
 18' Warehouse Clearance
 Close Proximity to 15, 60, & 91 Fwys

Lease Rate/Mo:	\$10,148	Sprinklered:	Yes	Office SF / #:	869 SF
Lease Rate/SF:	\$1.39	Clear Height:	18'	Restrooms:	
Lease Type:	Gross / Op. Ex: \$0.14	GL Doors/Dim:	2 / 12'x14'	Office HVAC:	
Available SF:	7,301 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	7,301 SF	A: 400 V: 0: W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 2008	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	02/01/2025
Sale Price/SF:	NFS	Parking Spaces:	/ Ratio:	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Paved	Specific Use:	Warehouse/Office	Market/Submarket:	IE East
Zoning:	BMP			APN#:	155081004,155081003,1550
Listing Company:	Daum Commercial				
Agents:	Brad Levin 310-538-6728 , Daniel Foye 909-980-1234				
Listing #:	41820856	Listing Date:	01/27/2025	FTCF:	CB000N000S00
Notes:	Call brokers for commission information. CAM fee approximately \$0.14 PSF.				

