

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

Empire Business Center  
 Multi-Tenant Building  
 Large Lobby, Private Office, Two Restrooms  
 Fully Sprinklered, Insulated Ceiling  
 (2) 12' x 14' GL Doors w/ Concrete Truck Area

**Lease Rate/Mo:** \$9,856  
**Lease Rate/SF:** \$1.35  
**Lease Type:** Gross  
**Available SF:** 7,301 SF  
**Minimum SF:** 7,301 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** No  
**Zoning:** BMP

**Sprinklered:** Yes  
**Clear Height:** 18'  
**GL Doors/Dim:** 2  
**DH Doors/Dim:** 0  
**A: 400 V: 0: W:**  
**Construction Type:** Tiltwall  
**Const Status/Year Blt:** Existing / 2008  
**Whse HVAC:**  
**Parking Spaces:** / Ratio:  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 869 SF  
**Restrooms:**  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 04/01/2023  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** IE East  
**APN#:** 155081009

**Listing Company:** Daum Commercial

**Agents:** [Brad Levin 310-538-6728](mailto:Brad.Levin@daumcommercial.com), [Daniel Foye 909-980-1234](mailto:Daniel.Foye@daumcommercial.com)

**Listing #:** 33897464

**Listing Date:** 03/02/2023

**FTCF:** CB250N000S000/A0AA

**Notes:**

