



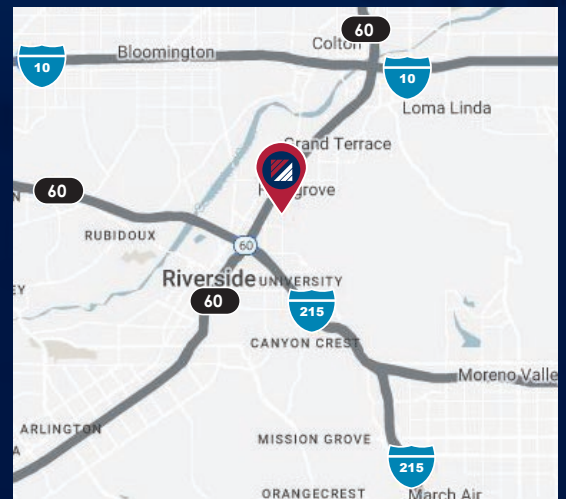
FOR LEASE

±15,258 SF AVAILABLE

891 IOWA AVE. | RIVERSIDE | CA 92507

PROPERTY HIGHLIGHTS

- + 15,258 SF Industrial Building on + 0.83 Acre Lot
- + 4,000 SF Two-Story Office Space (Newly Remodeled)
- 24' Minimum Warehouse Ceiling Clearance
- 800 Amps, 277/480 V (Verify)
- Distributed Power & Air Lines
- Calculated Fire Sprinkler System
- Two (2) 12'x14' GL Loading
- Large, Gated, Secured Yard Area
- Heavy Parking / 2.80 Parking Ratio
- Business Park Manufacturing (BMP)
- Street Frontage
- Great City of Riverside Location
- Easy Access to the 91, 60 & 215 Freeways



FOR MORE INFORMATION, PLEASE CONTACT:

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 E.V.P. | BRANCH MANAGER
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 Kerry.Cole@daumcommercial.com
 CADRE #00946482



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PHOTOS



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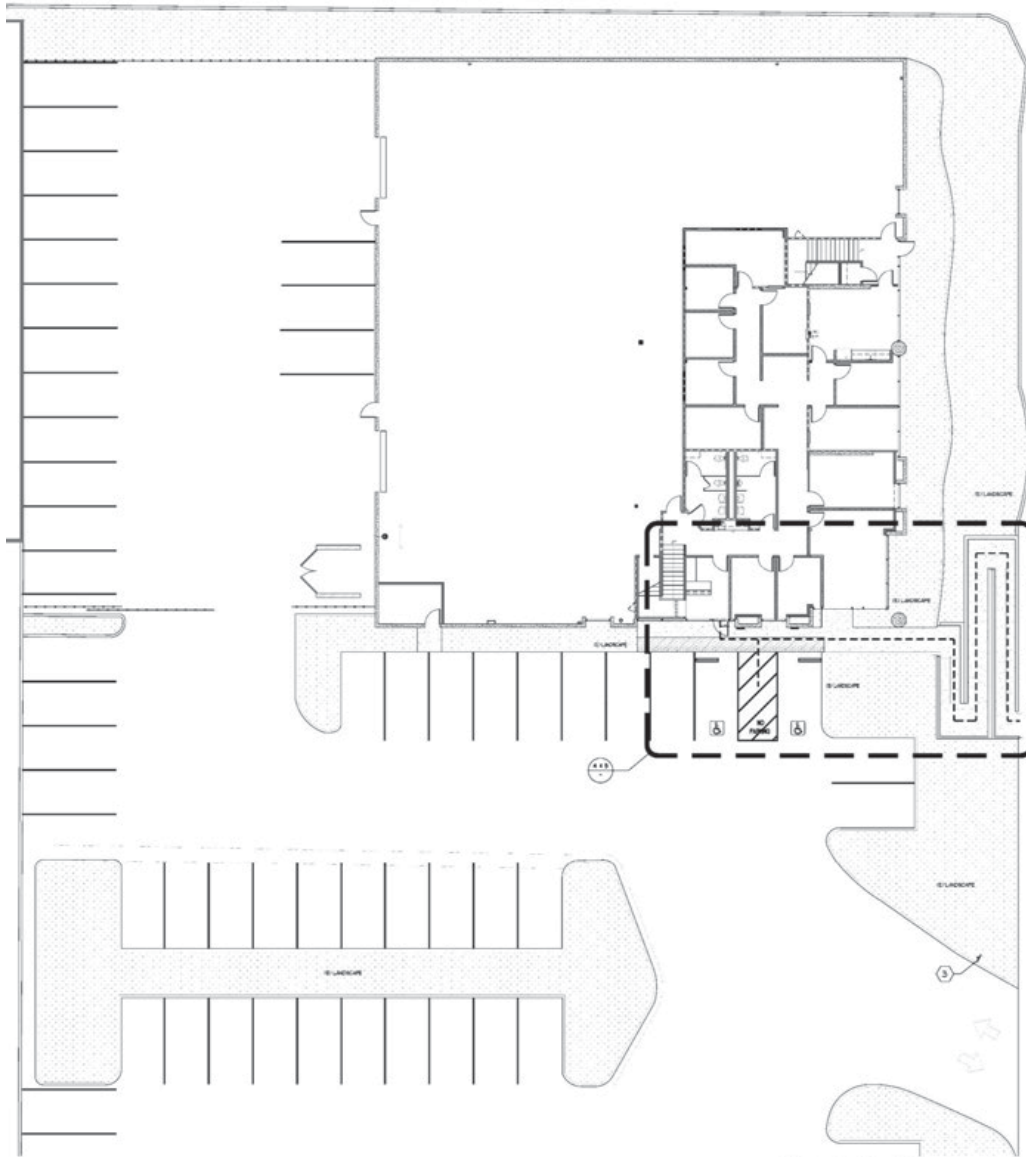
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SITE PLAN



*NOT TO SCALE

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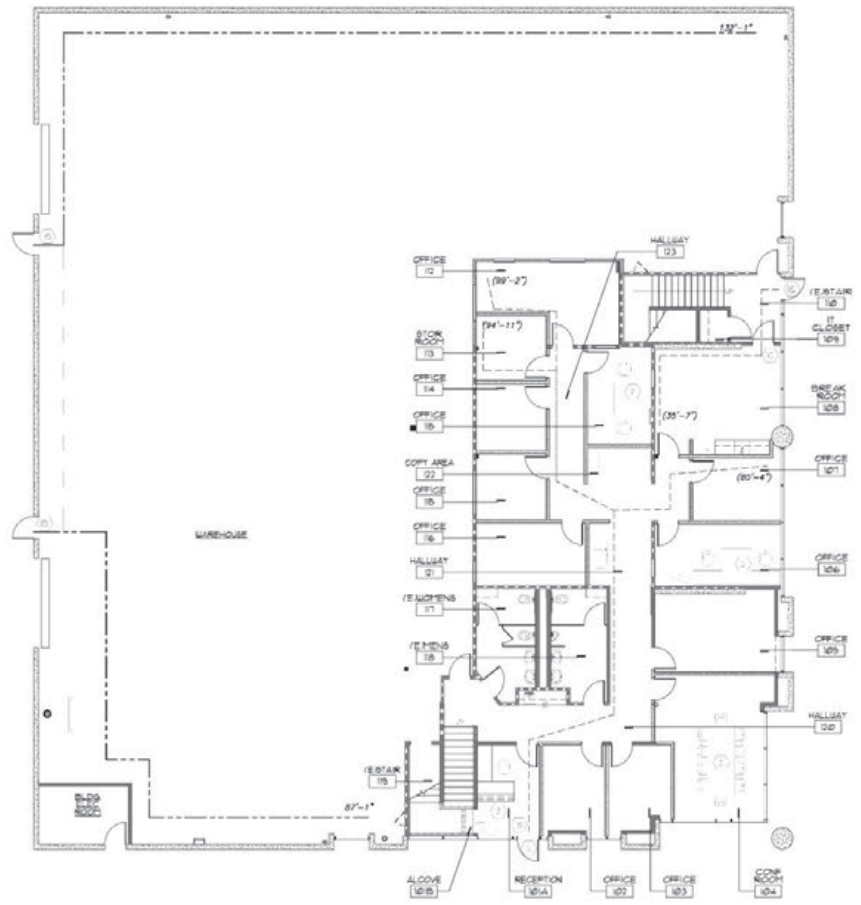
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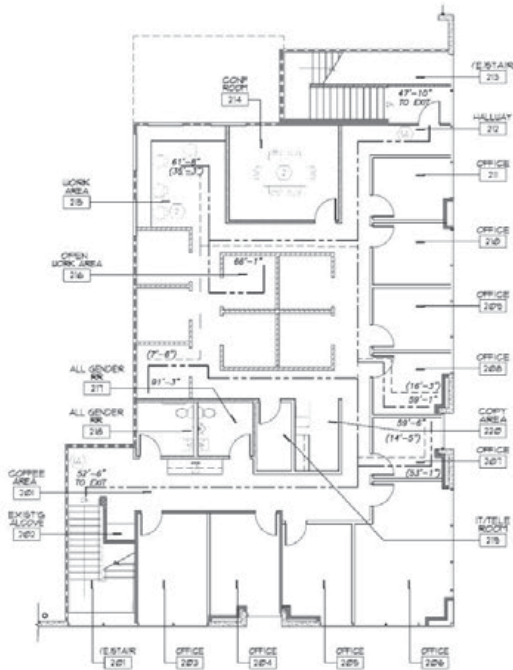
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FLOOR PLAN

First Floor



Second Floor



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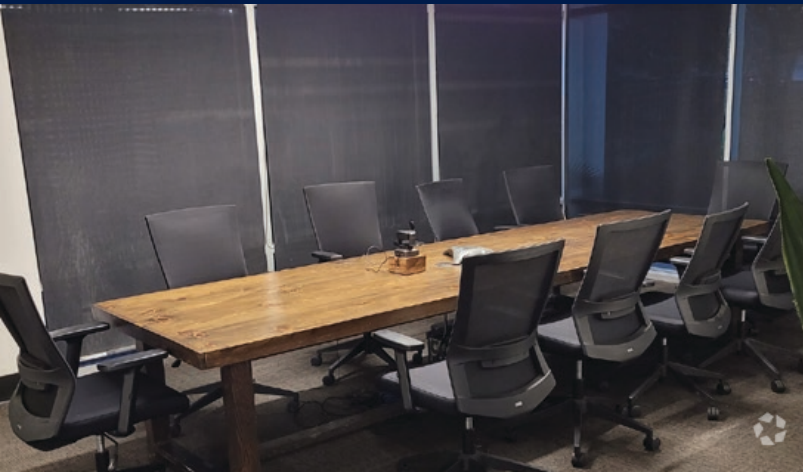
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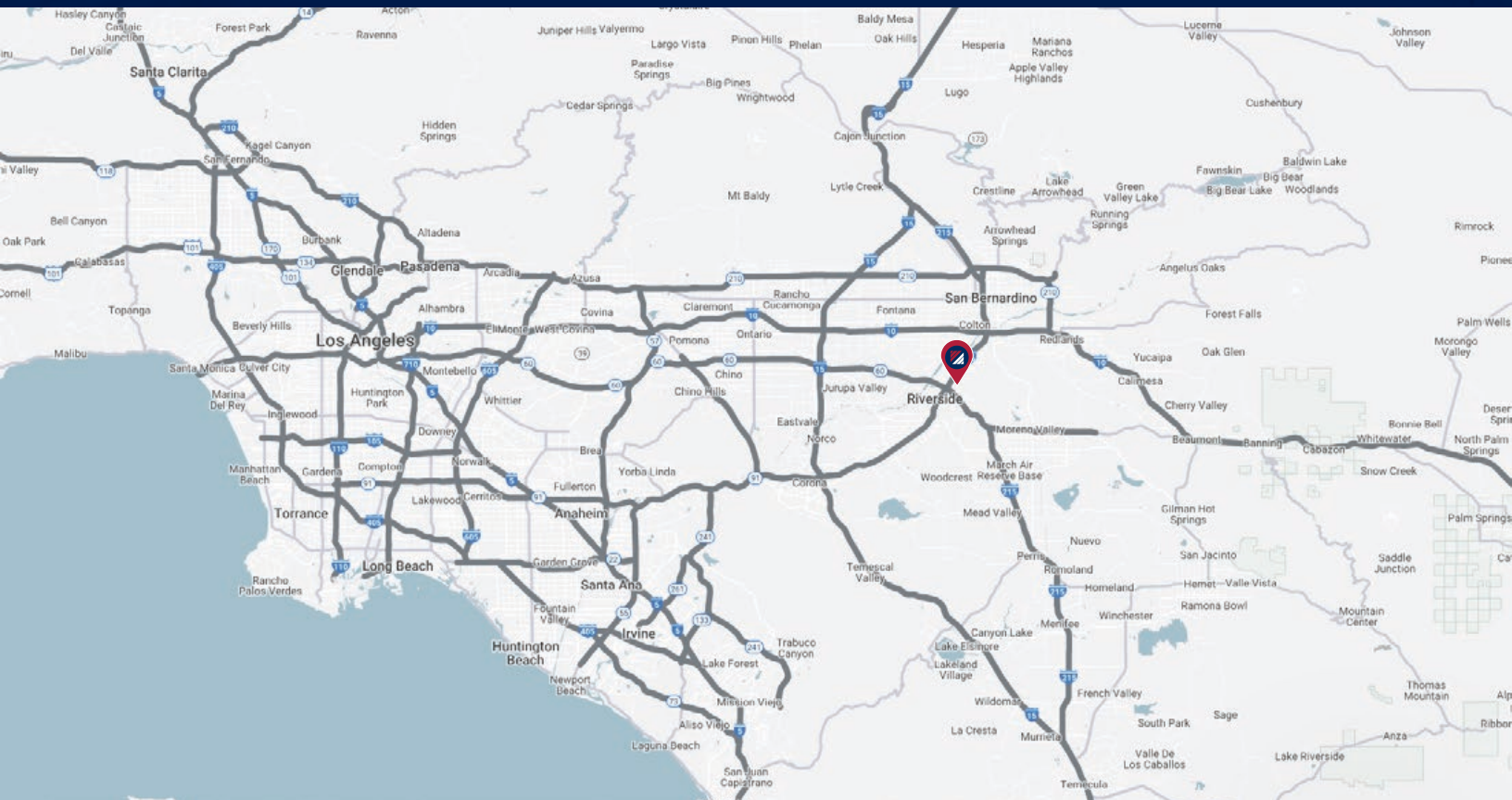
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LOCATION MAP



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