

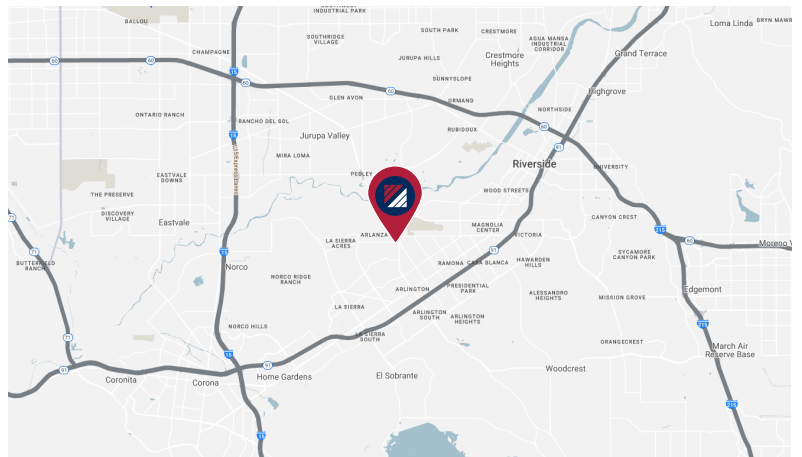
FOR SALE

INDUSTRIAL BUILDING WITH LARGE YARD AREA

7633 CYPRESS AVE. | RIVERSIDE | CA

PROPERTY HIGHLIGHTS:

- ±20,606 SF Industrial Building on ±1.60 Acre Parcel
- Four (4) Ground Level Doors
- 16' Clear Height
- Power: 1,000 a | 240 v | 3 PH | 4w
- Sale Price: \$4,700,000.00
- Tenant occupying 5,000 SF of the building \$6,500/mo until June 2026. See below.



FOR MORE INFORMATION, PLEASE CONTACT:

JOHN HASTINGS

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jhastings@daumcommercial.com
CA DRE#: 02145691

CHARLES JOHNSON, SIOR

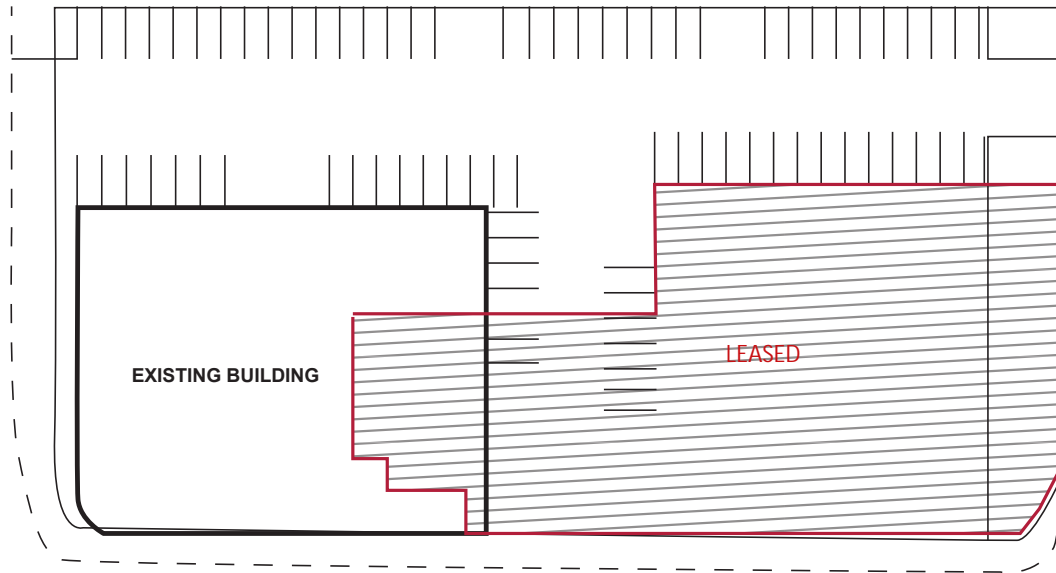
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SITE PLAN AND PHOTOS



*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.



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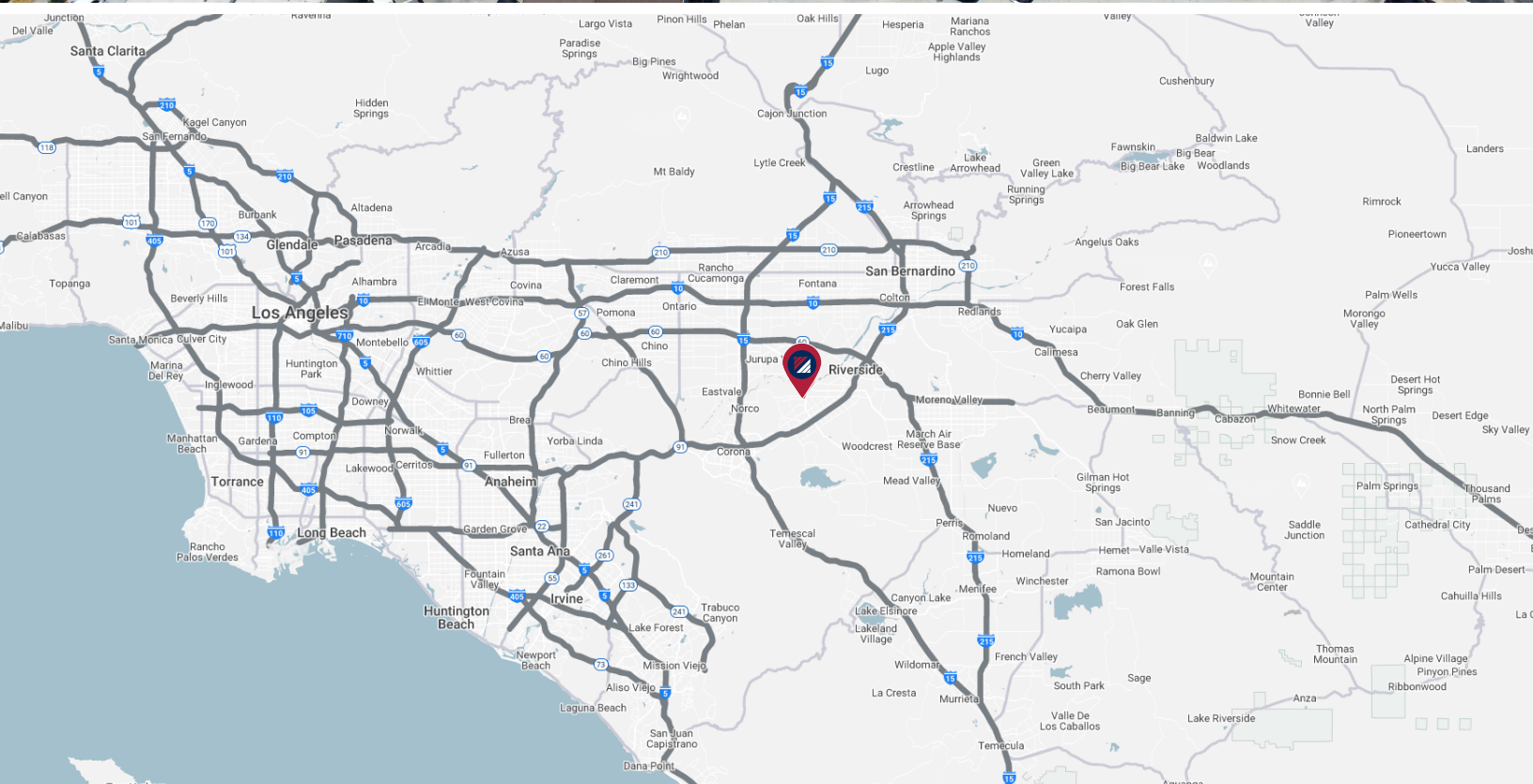
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AERIAL AND LOCATION MAP



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