

INDUSTRIAL TRUCKING & STORAGE YARD



INDUSTRIAL TRUCKING &
STORAGE YARD

**FOR SALE
OR
FOR LEASE**

...

**+ 24,960 SF Building on
+ 2.50 Acres**

1326 & 1350 W. CITRUS ST.
RIVERSIDE, CA 92507

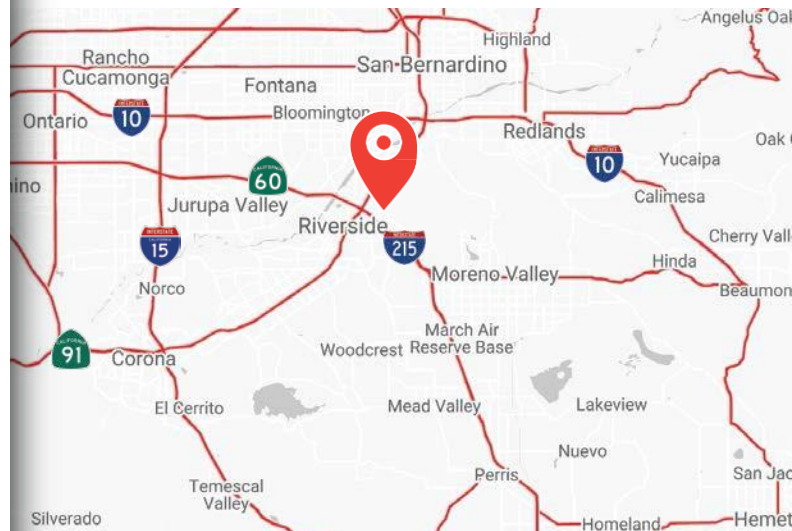
PROPERTY FEATURES

- **1326 Citrus:** ± 1.32 Acres of vacant Industrial Land – Industrial Trucking Yard CUP 99% Approved
- **1350 Citrus:** ± 24,960 SF Free standing Bldg. on ± 1.18 acre lot

Tenant Lease Term for 1350 W. Citrus is Flexible for Owner/Users and/or Investors – Call for Details

- ± 1,200 SF Office
- Two (2) Dock High doors with four (4) loading positions
- Zoning: BMP (Business and Manufacturing Park) – verify with City of Riverside
- 800 Amps, 277/480 volt (verify)
- 24' minimum clear height in warehouse
- .42/2000 Sprinkler system (verify)
- Four individual parcels (APN's: 247-140-006, 247-140-007, 247-140-014 and 247-140-026)

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.



Kyle Williams
949.293.6788

**Ashwill
Associates**

COMMERCIAL REAL ESTATE

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Corp CAL DRE# 01291393

Platt Map

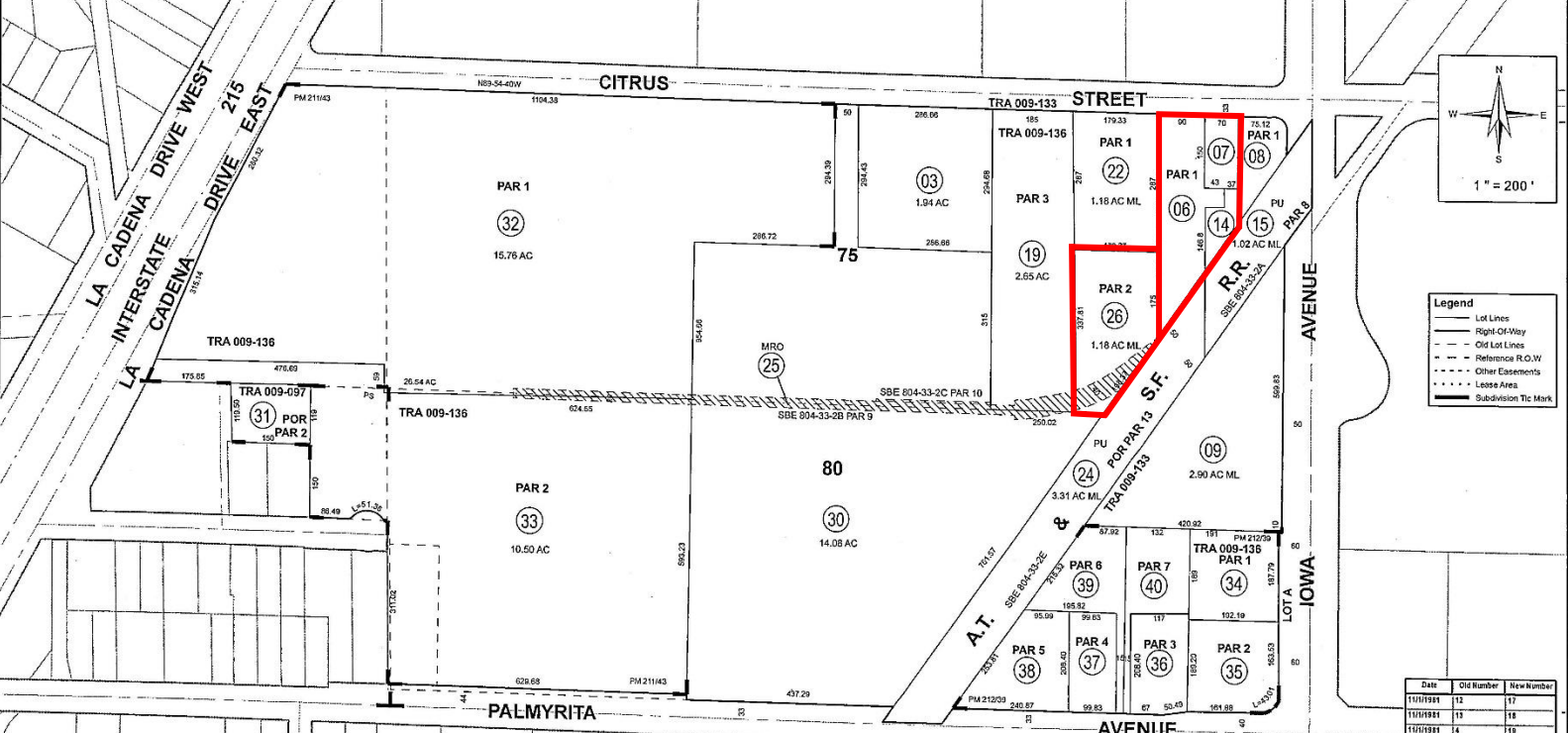
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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC 7 T2SR4W
CITY OF RIVERSIDE

TRA 009-136
009-133
009-097

247-14
12-11



Legend

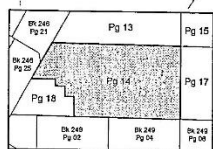
- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tic Mark



ASSESSOR'S MAP BK247 PG.14
Riverside County, Calif.

MILLIG

Data
RS 20/24
RS 53/36
PM 009/012
CO.SUR. 705 B



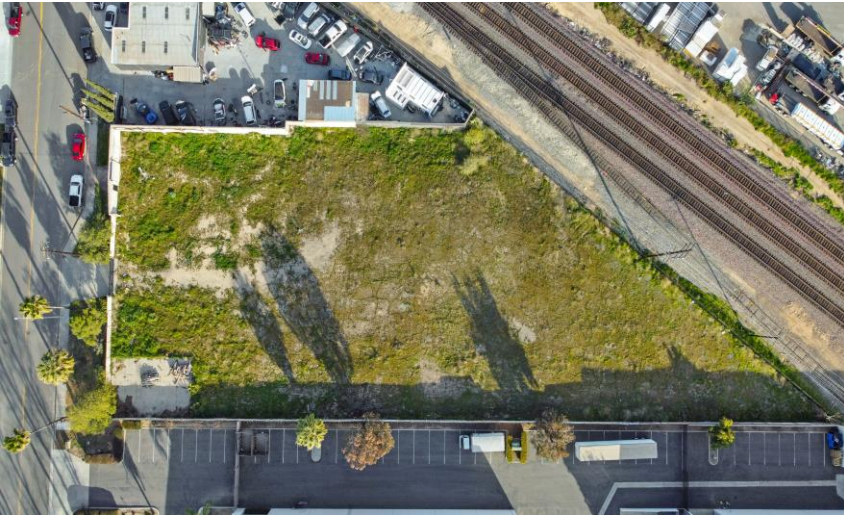
Map Reference	
MB 7/33	S.B. EAST RIVERSIDE
RS 53/32	
PM 96/60	PM 17614
MB 7/12	PANNL SUB.
PM 212/39 - 40	PM 31914

Date	Old Number	New Number
11/15/99	12	17
11/15/99	13	18
11/15/99	4	19
11/15/99	1	20
11/15/99	5	21
11/15/99	21	22,23
11/15/99	16	24,25
01/15/99	15,16	26
10/15/99	23	27,28
10/15/99	182-4,6	29
10/15/99	182-34,35	29
10/15/99	2,27	28
9/10/2001	17,18	30
9/10/2001	28	31,32
10/22/2001	11	34,40

March 2010

PICTURES

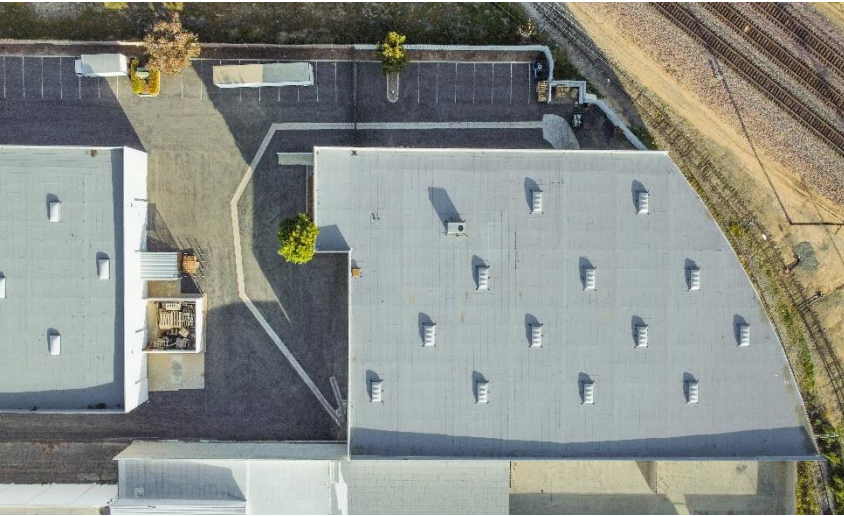
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PICTURES

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PERMITTED USES

(more uses available on website)

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- a. Aircraft Charter Services
- b. Aircraft Parts, Supplies, Merchandise and Equipment Shops
- c. Ambulance Company: With or Without Vehicle Storage
- d. Baker – Wholesale
- e. Banks and Financial Institutions/Services, Including Brokerages
- f. Brewery, Microbrewery and Winery manufacturing and wholesale only.
- g. Catering Establishments
- h. Furniture Upholstery
- i. Laboratories – Research
- j. Laundry, Commercial (Cleaning Plants, Industrial Laundries, Carpet and Upholstery)
- k. Manufacturing (Indoors)
- l. Offices (Administrative, Business, Executive and Professional, but not Medical or Dental)
- m. Publishing and Printing
- n. Restaurants (sit down and take-out)
- o. Ancillary to a Manuf. Use On-site (Floor area not to exceed 15% of gross floor area)
- p. Taxi Company with Vehicle Storage
- q. Vehicle Wholesale Business: Indoor (less than 5,000 sq. ft.)
- r. Warehousing & Distribution Facilities: 10,000 sq. ft. or less
- s. Equipment (Small) Sales and Rental -- MC required
- t. Lumber Yard and Building Materials - Wholesale -- MC required
- u. Outdoor Storage Yard - Primary Use -- MC required
- v. Parking Lot or Parking Structure (Stand Alone) -- MC required
- w. Smog Shop (Test Only) -- MC required
- x. Vehicle Repair Facilities - Minor (Indoor) -- MC required
- y. Vehicle Rental: Moving Trucks & Passenger Vehicles -- MC required
- z. Clinics and Small Animal Hospitals (short term boarding) -- MC required

*Per City of Riverside website (verify use with City of Riverside Planning Department)