

INDUSTRIAL LAND FOR SALE OR FOR LEASE

DEVELOPMENT
OPPORTUNITY

JUST SOLD
\$41/SF on
Land Value

...

±1.28 ACRES OF
VACANT INDUSTRIAL
LAND

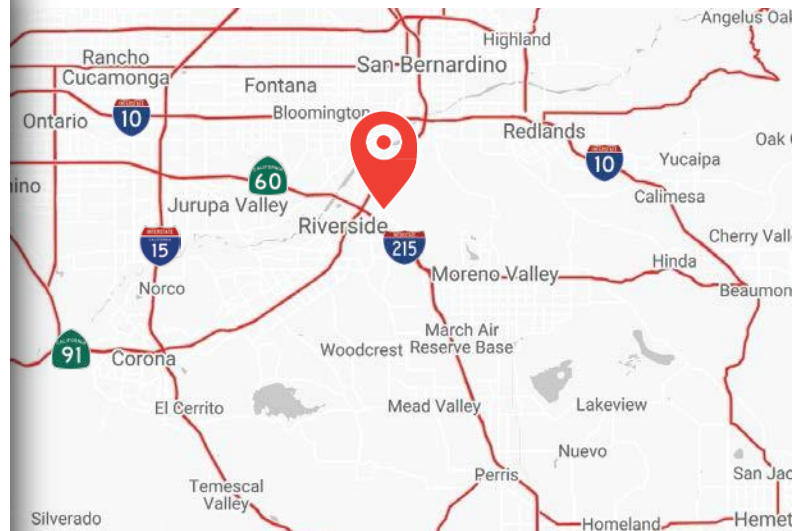
1326 W. CITRUS ST.
RIVERSIDE, CA 92507



PROPERTY FEATURES

- ± 1.28 Acres of Vacant Industrial Land
- Development Opportunity or Contractors Yard
- Zoning: BMP (Business and Manufacturing Park) – verify with City of Riverside
- Possible for Trucking, Outdoor Storage Yard, RV/Trailer Storage, etc. – Pending C.U.P. (see attached page for additional permitted uses)
- Property is equipped with water and electrical (existing meters and transformer)
- Three individual parcels (APN's: 247-140-006, 247-140-007 and 247-140-014) – pending lot consolidation

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.



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