

# PROPERTY FOR SALE

INDUSTRIAL PROPERTY  
WITH  
LARGE FENCED YARD

**FOR  
SALE**  
...

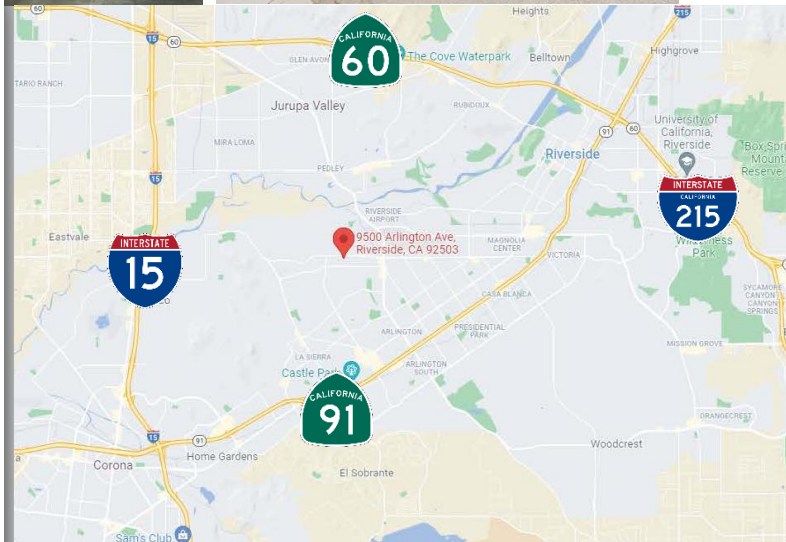
**± 6,000 SF ON ±0.92 ACRES**

9500 ARLINGTON AVE.  
RIVERSIDE, CA 92706



## PROPERTY FEATURES

- ± 6,000 SF Free Standing Industrial Building
- Drive around Building
- Large Private Fenced Yard Slagged w/ Gravel and Partially Concrete
- Active CUP (Conditional Use Permit) for Towing of Vehicle & Equipment
- Opportunity Zone (Possible Tax Benefits)
- Property Vacant October 1, 2022
- Four (4) GL Doors
- Two (2) Restrooms
- Zoning: Business and Manufacturing Park Zone(BMP) per City of Riverside (verify)
- Daily Traffic Counts: 28,313
- Parcel #: 151-020-006



**Ashwill  
Associates**  
COMMERCIAL REAL ESTATE  
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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.



# PHOTOS

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# PERMITTED USES

( more uses available on website )

9500 ARLINGTON AVE., RIVERSIDE, CA 92706

- 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
- aa.CUP in place for Towing of Vehicle & Equipment

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