

FOR SALE: ±2.0 Acres " Industrial Storage Facilities "

9920 Arlington Ave
Riverside, CA 92503



INVESTMENT SUMMARY

The Property is located in the desirable Riverside Industrial / Commercial Corridor and is an excellent owner/user or investor with room for potential expansion opportunities. With its Freestanding 5,248 SF office/ warehouse building and 8,000 large Metal Canopy sitting on a 2AC, 9920 Arlington Industrial Storage Facilities is available for immediate sale. Offered at \$5,350,000 will impress with its excellent upkeep, utilities, and surrounding area. Perfect for Investors/Contractors looking for a low-maintenance asset.

PROPERTY SUMMARY

Offering Price	\$5,350,000.00
Building SqFt	4,896 SqFt
Year Built	1970
Lot Size (SF)	174,240.00 SqFt
Parcel ID	151-020-001
Zoning Type	Commercial
County	Riverside
Frontage	0.00 Ft
Coordinates	33.945755,-117.472254



PROPERTY HIGHLIGHTS

- Excellent corner secured yard on ±2.0 AC with two gates for access; the Main motorized gate on Arlington Ave and the secondary on Crest Ave.
- One (1) Renovated Free Standing Building totaling ±5,248 SF consisting of (A) ±2,624 SF of Office Area & (B) ± 2,624 SF of warehouse space with clearance Height 10' to 14'.
- Four (4) Offices, lobby, kitchenette & lunch room. Two (2) restrooms, one (1) full bath in the office area. & one (1) 1/2 restroom in the yard,
- Full-asphalt paved Yard with ±12,000 SF of 4,500 psi new concrete slab for heavy machinery and ±8,000 SF Metal Canopy.
• Zoning: Business and Manufacturing Park Zone (BMP) (Verify)

