

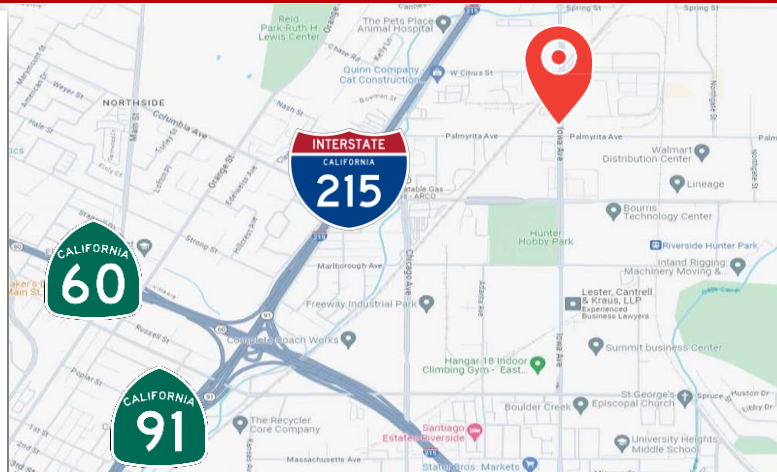
# Two-Story Industrial Building w/ Large Fenced Yard **FOR SALE**



**891 Iowa Ave., Riverside, CA 92507**

## **PROPERTY FEATURES**

- ± 15,528 SF Industrial Building on ± 0.83 Acre Lot
- ± 4,000 SF Two-Story Office Space (Newly Remodeled)
- 24' Minimum Warehouse Ceiling Clearance
- 800 Amps, 277/480 Volts (verify)
- Distributed Power & Air Lines
- Calculated Fire Sprinkler System
- Two (2) 12'x14' Ground Level Loading Doors
- Large, Gated, Secured Yard Area
- Heavy Parking/2.80 Parking Ratio
- Business Park Manufacturing (BMP)
- Street Frontage
- Great City of Riverside Location
- Easy Access to the 91, 60 & 215 Freeways



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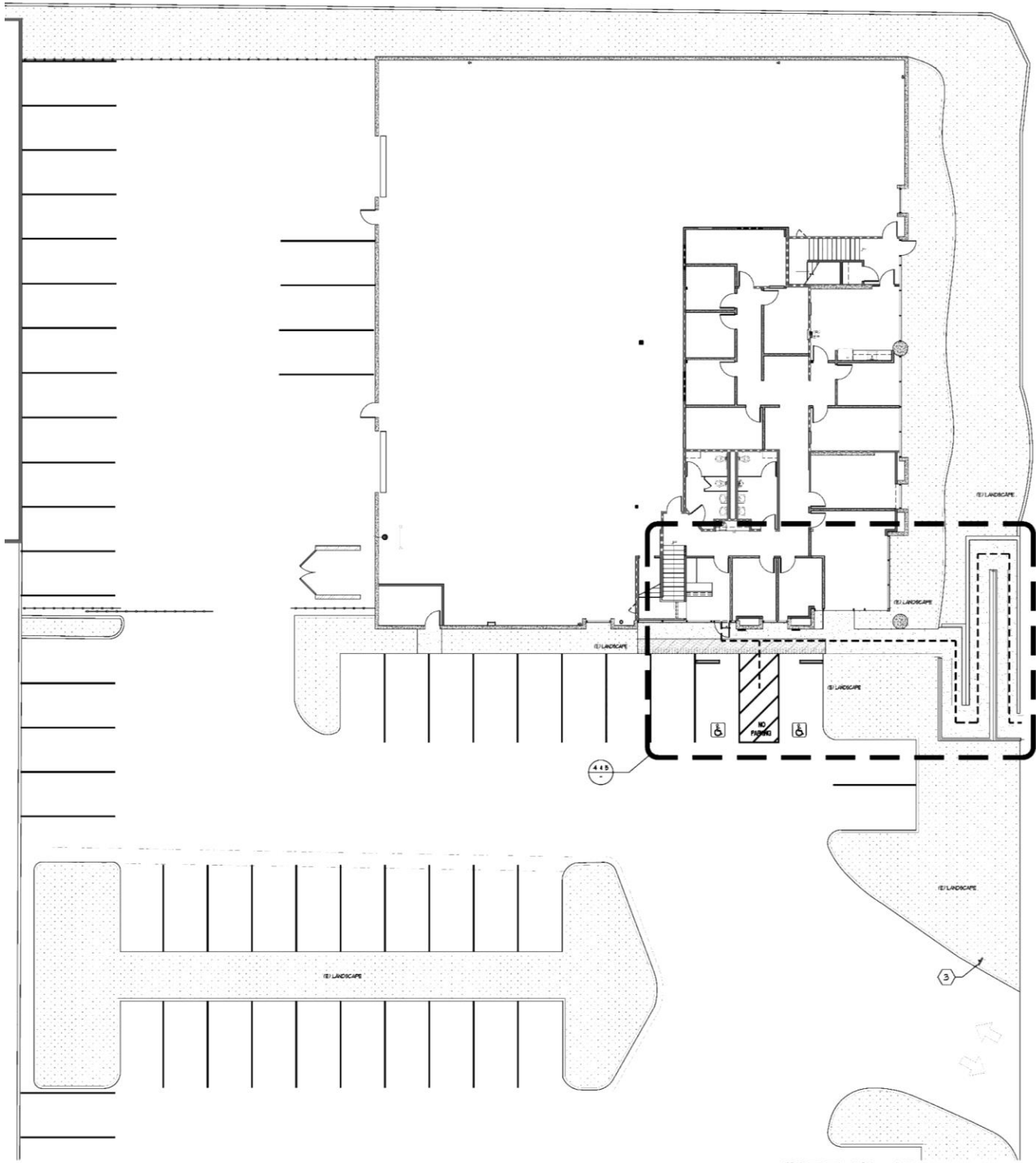
The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.





# Site Plan

891 IOWA AVE. | RIVERSIDE, CA 92507

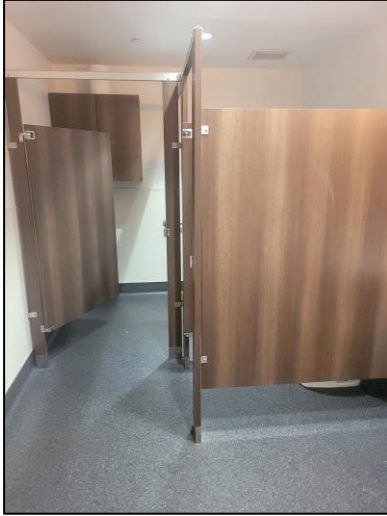
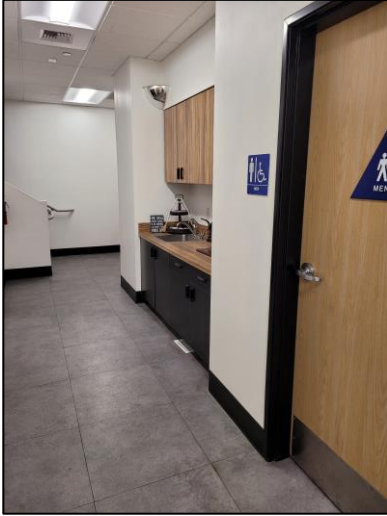
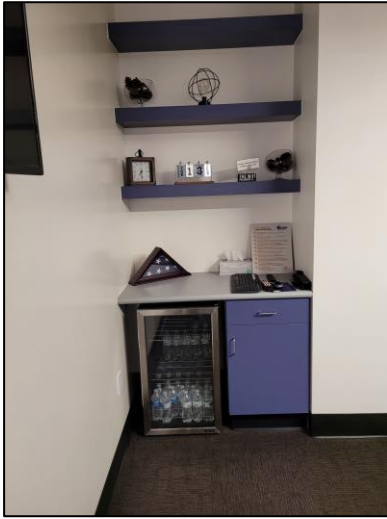
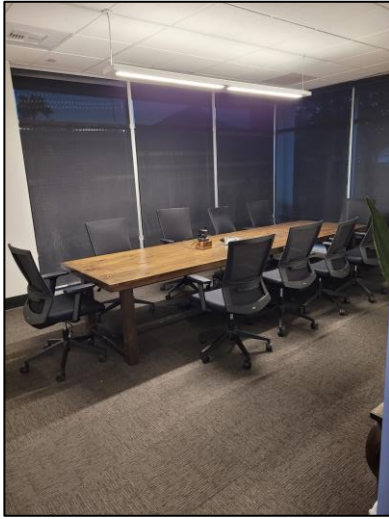


*Iowa Ave.*

*Palmyrita Ave.*

# Office Pictures

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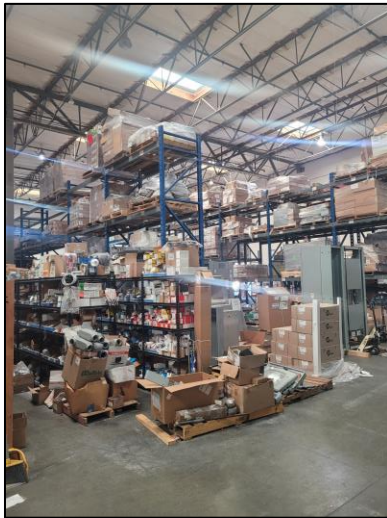
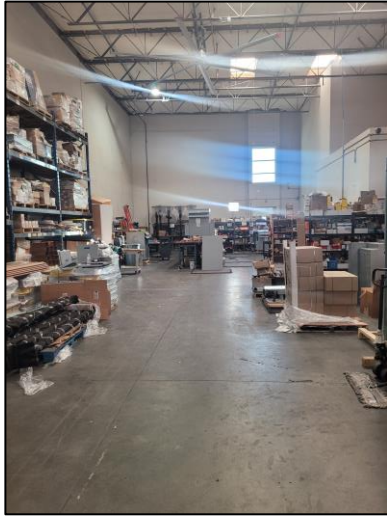
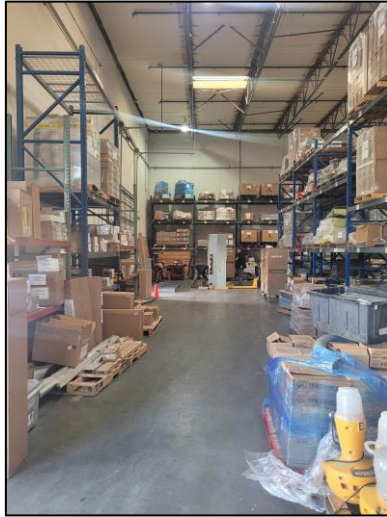
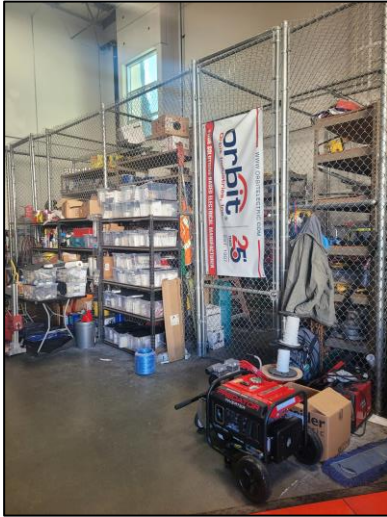
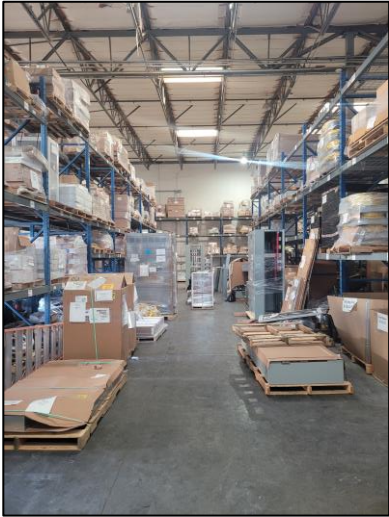
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# Warehouse Pictures

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# Aerial Pictures

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