

# FOR SALE/LEASE ±66,360

1880 IOWA AVE | SUITE 400, RIVERSIDE, CA 92507

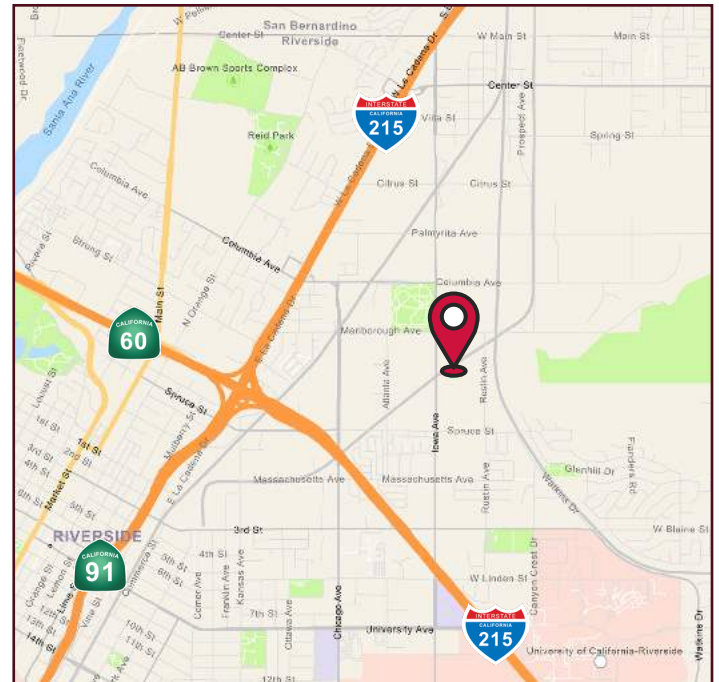


## OCCUPIED SPACE:

- Gross Income: \$449,210
- Lease Expires: 9/30/2025
- 1 (5yr) Option to Renew FMV

## PROPERTY HIGHLIGHTS

- ±28,845 SF Vacant (37,515 SF Occupied)
- ±5,000 SF of Office Space
- 24' Warehouse Clear Height
- 12 Dock High Loading Doors
- .45/3,000 Sprinkler Calculation
- 400 Amp, 480 Volt Electrical Panel (Expandable to 3,600 Amps)
- 1.7:1,000 Parking Ratio
- Secured Yard Area with Electronic Gate
- City of Riverside Owned, Operated, and Managed Electric Utility
- Immediate Access to the 91/215/60 FWY's
- [Click Here to View Additional Photos](#)



**LEE & ASSOCIATES**  
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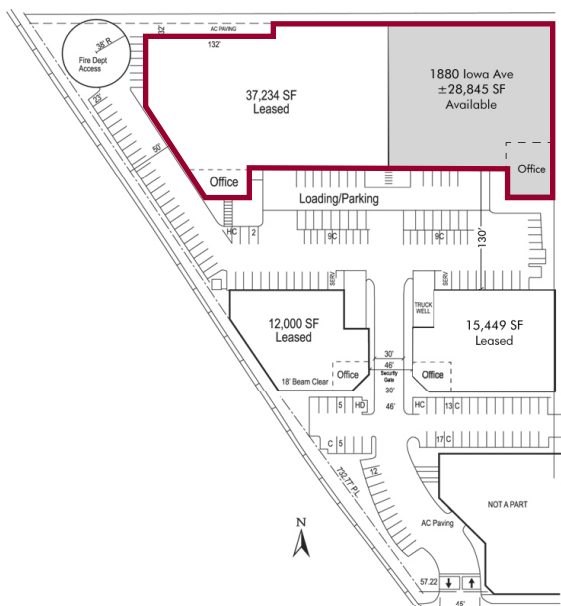


3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | [www.lee-associates.com](http://www.lee-associates.com)

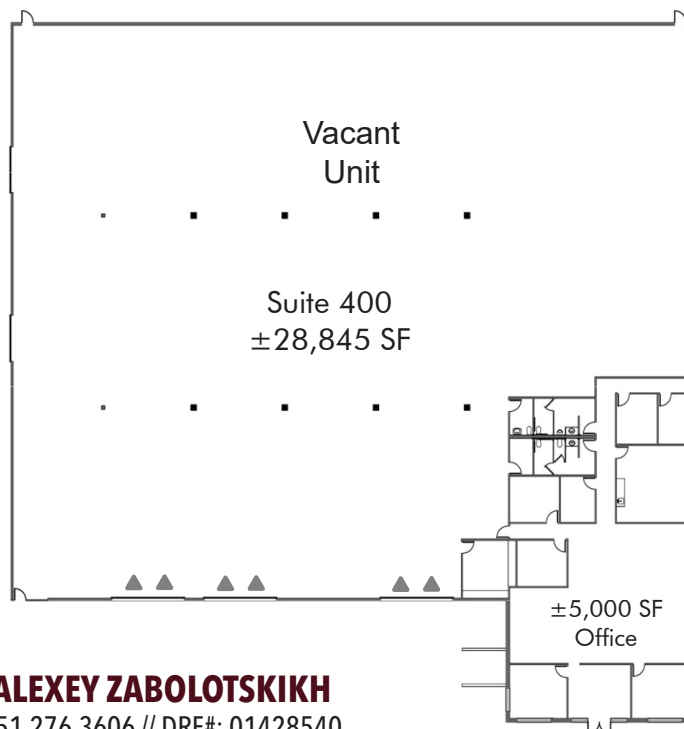
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Lee & Associates Commercial Real Estate Services, Inc. - Riverside.

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▲ - Dock High Loading Position



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