



THE *Rivera* INDUSTRIAL PARK

NWC Rivera Street and Garner Road ■ Riverside, CA

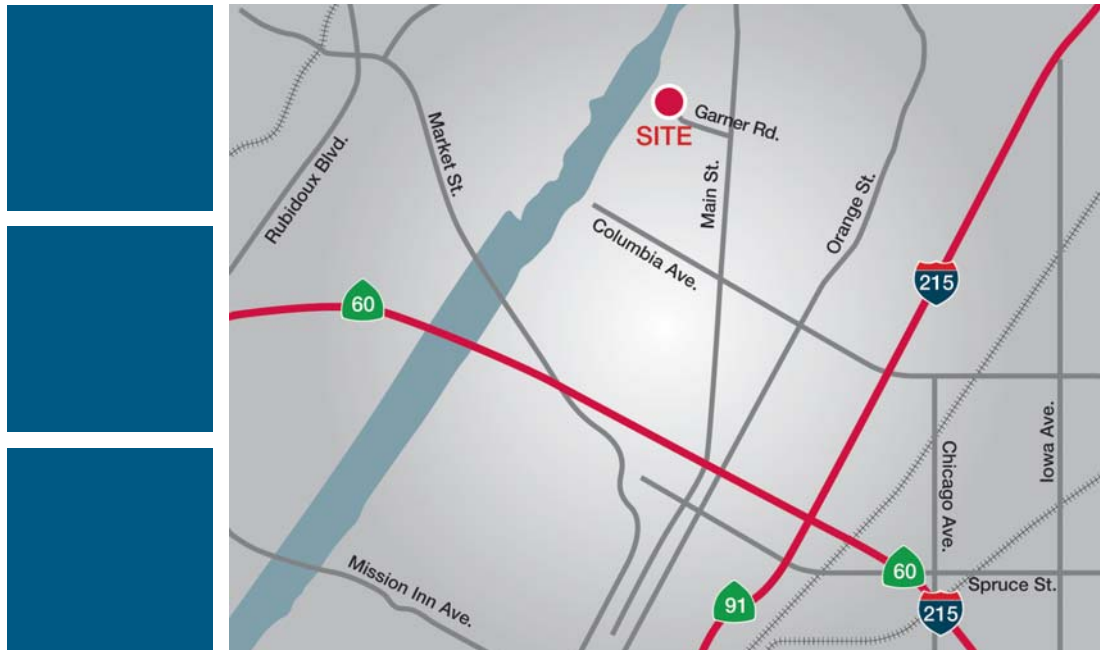
Small Buildings For Sale

Highlights

- 8 Business Park Buildings from ±5,220–6,746 SF
- Excellent North Riverside Location
- Convenient access to the I-215, 60 and 91 freeways
- City of Riverside competitive utility rates
- Large labor pool
- Access to N. Main St. via Garner Rd.

Features

- 14' high by 16' wide grade-level roll up doors
- Finished mezzanine office
- 600 amp, 277/480 volt power
- Calculated sprinkler system
- 20' warehouse clearance height
- Metal halide warehouse lighting
- Yard areas available on buildings D and E



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

For information, please contact your exclusive listing agents:

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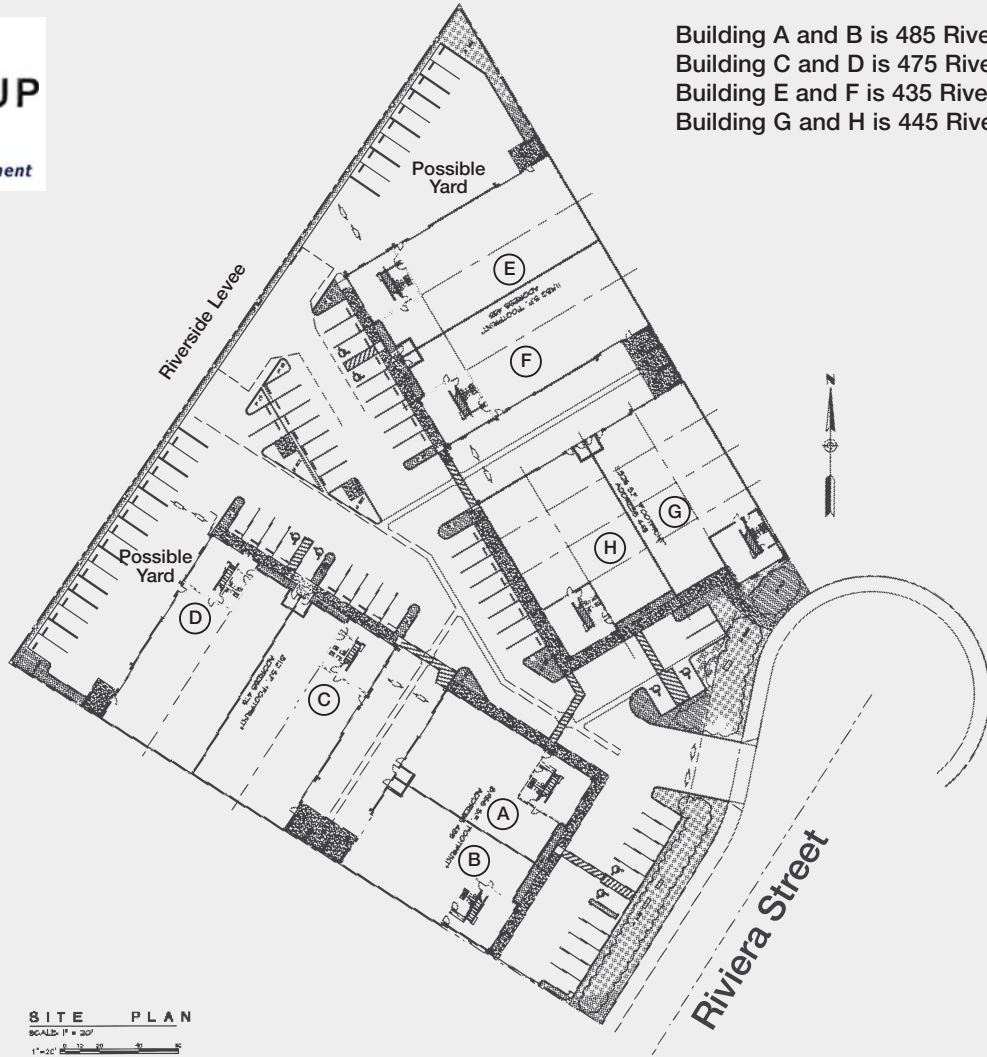
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THE *Riviera* INDUSTRIAL PARK



Building A and B is 485 Rivera St.
Building C and D is 475 Rivera St.
Building E and F is 435 Rivera St.
Building G and H is 445 Rivera St.



SITE PLAN
SCALE: 1" = 20'
1"=20'

Building	Size	1st Floor Office	Mezzanine Office	Total
A—485 Rivera St.	4,501 SF	799 SF	755 SF	5,256 SF
B—485 Rivera St.	4,465 SF	799 SF	755 SF	5,250 SF
C—475 Rivera St.	5,906 SF	799 SF	755 SF	6,661 SF
D—475 Rivera St.	5,906 SF	799 SF	755 SF	6,661 SF
E—435 Rivera St.	5,991 SF	799 SF	755 SF	6,746 SF
F—435 Rivera St.	5,991 SF	799 SF	755 SF	6,746 SF
G—445 Rivera St.	5,718 SF	799 SF	755 SF	6,473 SF
H—445 Rivera St.	5,608 SF	799 SF	755 SF	6,363 SF

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