



# THE *Rivera* INDUSTRIAL PARK

NWC Rivera Street and Garner Road ■ Riverside, CA

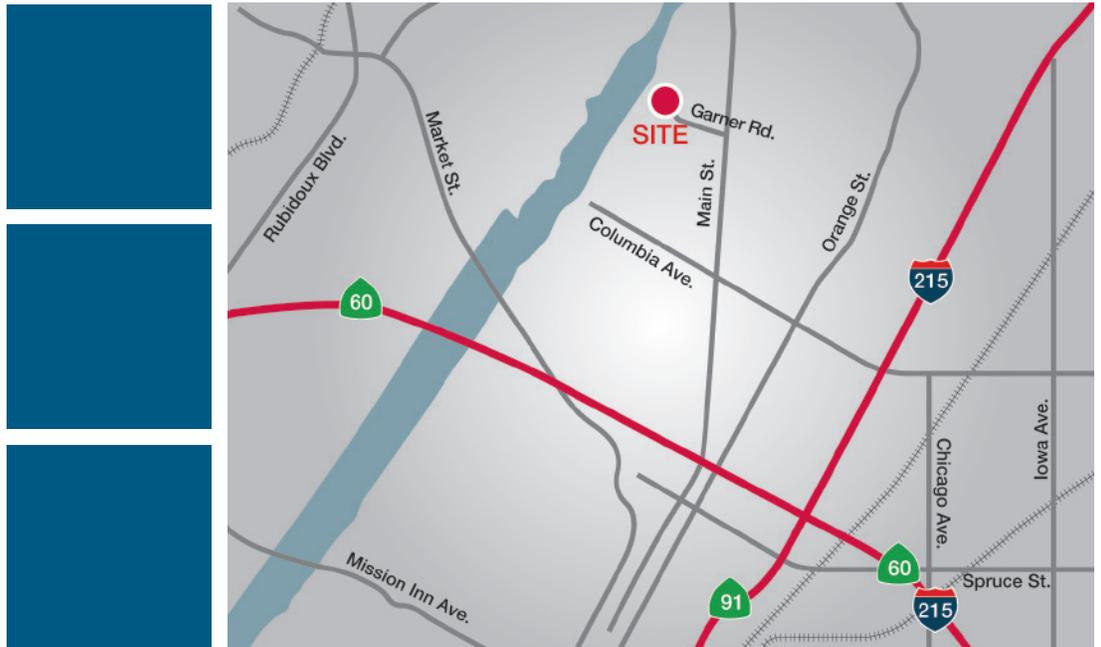
## Small Buildings For Sale

### 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

- 16' high by 14' 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



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For information, please contact your exclusive listing agent:

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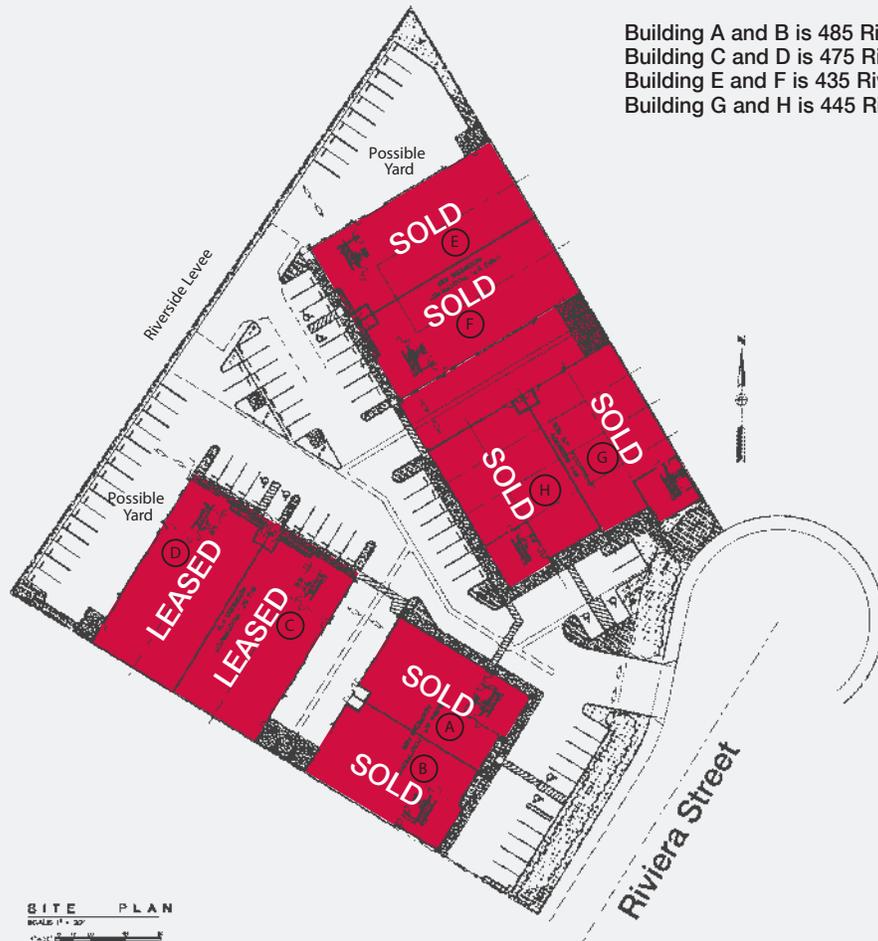
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# NWC Rivera Street and Garner Road ■ Riverside, CA



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" = 30'  
 0 10 20 30 40 50 60 70 80 90 100

Building	Size		Office	GL	Yard
A—485 Rivera St.	5,256 SF	<b>SOLD</b>	1,554 SF	1	—
B—485 Rivera St.	5,250 SF	<b>SOLD</b>	1,554 SF	1	—
C—475 Rivera St.	6,661 SF	<b>LEASED</b>	1,554 SF	2	—
D—475 Rivera St.	6,661 SF	<b>LEASED</b>	1,554 SF	2	Yes
E&F—435 Rivera St.	13,492 SF	<b>SOLD</b>	3,108 SF	4	Yes
G—445 Rivera St.	6,573 SF	<b>SOLD</b>	1,554 SF	1	—
H—445 Rivera St.	6,363 SF	<b>SOLD</b>	1,554 SF	1	—