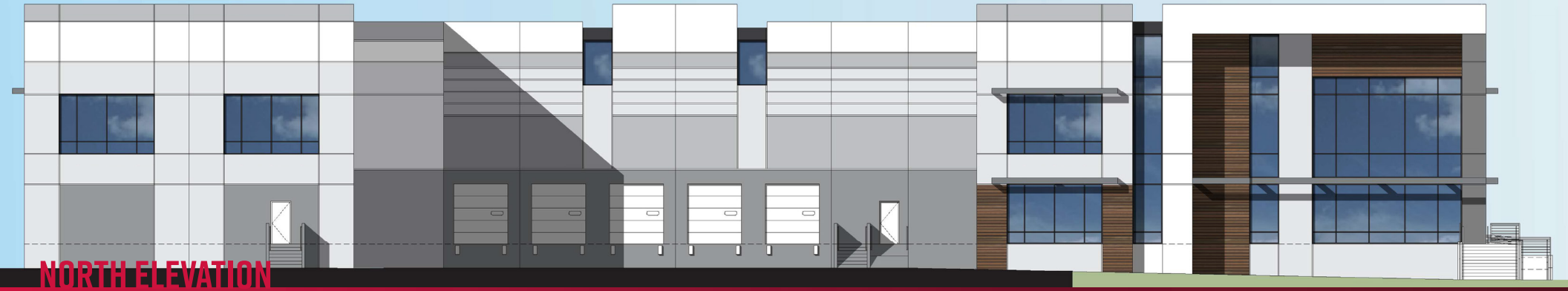
LOCATED IN HUNTER PARK



NORTH ELEVATION



WEST ELEVATION

DEVELOPMENT OPPORTUNITY FOR SALE

RUSTIN AVE, RIVERSIDE

LAND | 2.12 ACRES

Big Yard Building Brokers

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

CRAIG YOCUM
909.228.4748 | DRE#: 00942165
CYOCUM@LEERIVERSIDE.COM

ALEXEY ZABOLOTSKIKH
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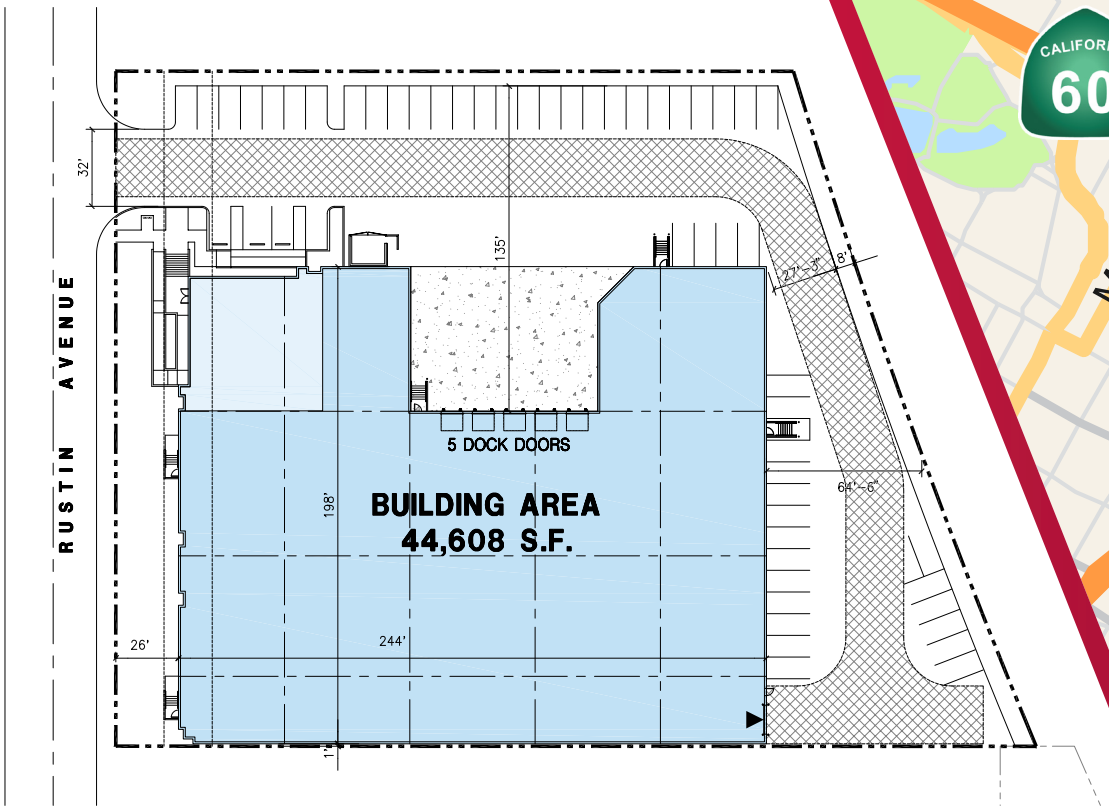
PROPERTY HIGHLIGHTS:

APNs:	249-140-022 249-140-021
LAND AC:	2.12 Acres
BUILDING SF:	±44,608 SF
OFFICE SF:	±3,000 SF (With Mezzanine)
CLEAR HEIGHT:	30′
DOCK DOORS:	Five (5) Dock High Doors
PARKING:	Standard Accessible (9′ x 18′) 2 stalls VAN Accessible (12′ x 16′) 2 stall Standard (9′ x 18′) 51 stalls
ZONING:	BMP-Business and Manufacturing Park *(Verify with City of Riverside)*
LOCATION FEATURES:	Close Proximity to 60/215/91 FWY Located in Hunter Industrial Park



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CONCEPTUAL SITE PLAN





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