

# RIVERSIDE AUTO CARE CENTER

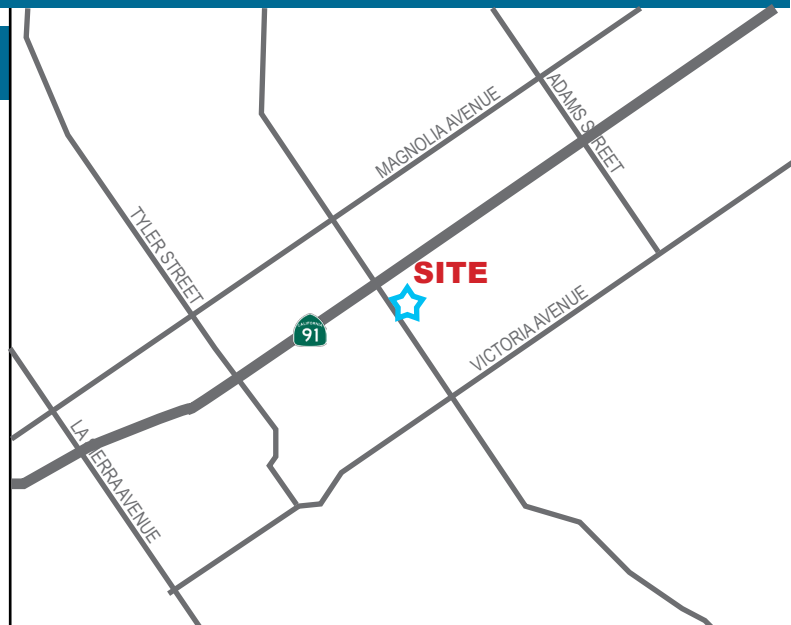
3265 VAN BUREN BOULEVARD, RIVERSIDE, CA 92503



## AUTOMOTIVE AND INDUSTRIAL SPACE FOR LEASE

### PROPERTY DESCRIPTION

- Automotive & Industrial space for lease
- Units ranging from  $\pm$ 1,250 - 1,500 SF
- Excellent Van Buren Blvd. / 91 Freeway location
- Zoned Commercial Retail (CR) City of Riverside
- 10'w x 10' h grade level roll up doors
- 200 Amp, 3 phase power supply
- 10% office build out



For More Information, please contact:

**CAREY PASTOR**

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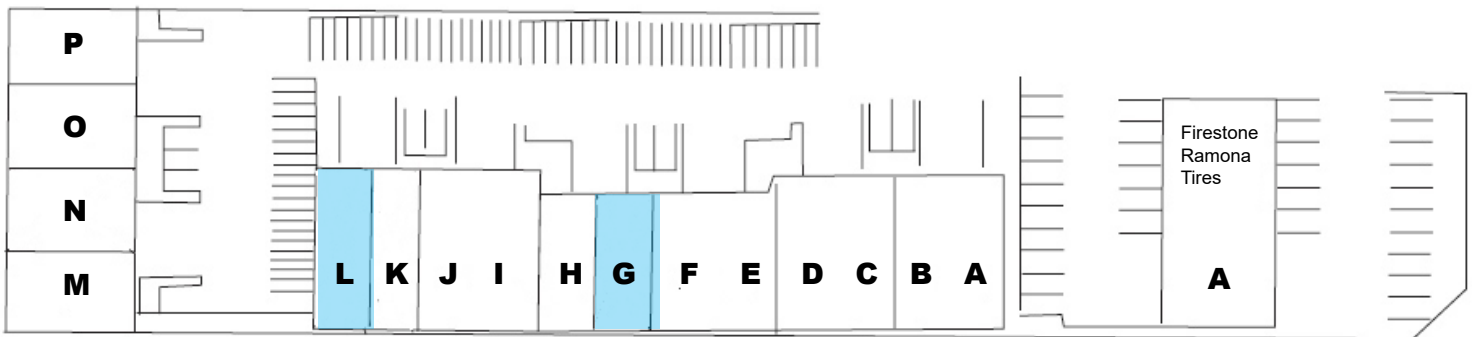
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## AVAILABILITY

SUITE	RENTABLE SQ. FT.	BASE RENT	NNN'S	GROSS RATE
<b>BUILDING A</b>				
<b>100% LEASED</b>				
<b>BUILDING B</b>				
G	1,250±	\$1.00 PSF	\$0.19 PSF	\$1.19 PSF
L	1,500±	\$1.00 PSF	\$0.19 PSF	\$1.19 PSF



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## LOCATION

Located on Van Buren Boulevard with convenient access to the 91 freeway less than a half mile via Van Buren Boulevard.



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