

FOR SALE OR LEASE ± 3,665 Sq. Ft.

RARE SMALL INDUSTRIAL CONDO

1040 Northgate Street, Riverside, CA



Property Features

- ±3,665 Sq. Ft. High-Image Industrial Unit
- ±1,300 Sq. Ft. of Upgraded Office
- ±2,365 Sq. Ft. of Warehouse
- Constructed 2006
- 250 Amps of 120/208 Volt (Verify)
- 17' Minimum Warehouse Clearance
- .33 GPM/3,000 Fire Sprinklers
- One (1) 12' x 14' Ground Level Door
- Ample Glassline and Corner Unit
- Professionally Managed Business Park
- Seven (7) Parking Stalls
- Excellent Access to 215, 60 and 91 Freeways



MIKE VERNICK, CCIM, SIOR

Senior Vice President, Partner
714.935.2354
Lic. #01420885
mvernick@voitco.com

RYAN CLAYTON

Associate
909.545.8019
Lic. #01997591
rclayton@voitco.com

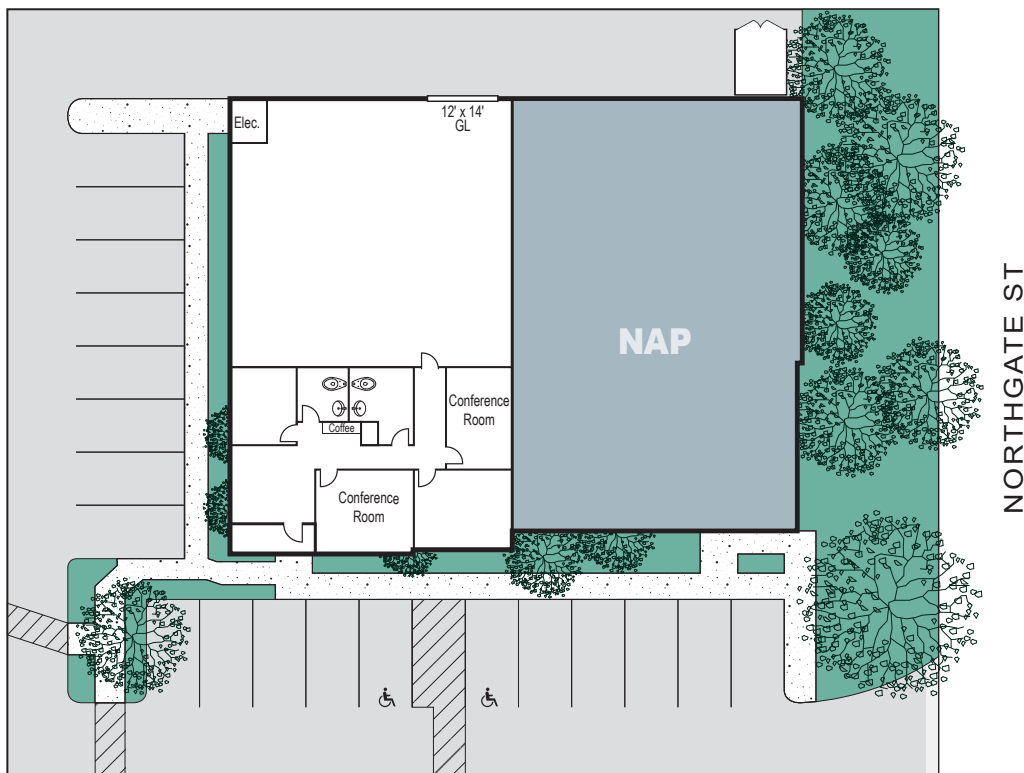
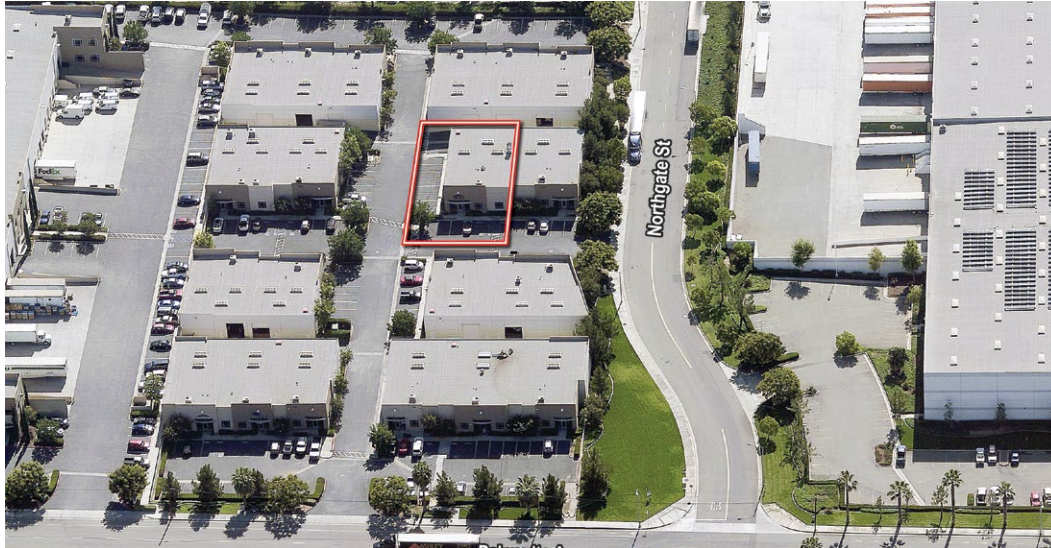
Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

FOR SALE OR LEASE ± 3,665 Sq. Ft.

RARE SMALL INDUSTRIAL CONDO

1040 Northgate Street, Riverside, CA



MIKE VERNICK, CCIM, SIOR

Senior Vice President, Partner

714.935.2354

Lic. #01420885

mvernick@voitco.com

RYAN CLAYTON

Associate

909.545.8019

Lic. #01997591

rclayton@voitco.com

Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

2400 E. Katella Ave., Suite 750, Anaheim, CA 92806 • 714.978.7880 • 714.978.9431 Fax

www.HefnerVernickTeam.com

Licensed as Real Estate Broker and Salesperson by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2021 Voit Real Estate Services, Inc. All Rights Reserved.