

FOR LEASE ± 3,665 Sq. Ft.

INDUSTRIAL UNIT

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
- \$0.92 Gross Per Square Foot Rent (Includes Base Year CAM)



MIKE VERNICK, CCIM, SIOR

Senior Vice President, Partner

714.935.2354

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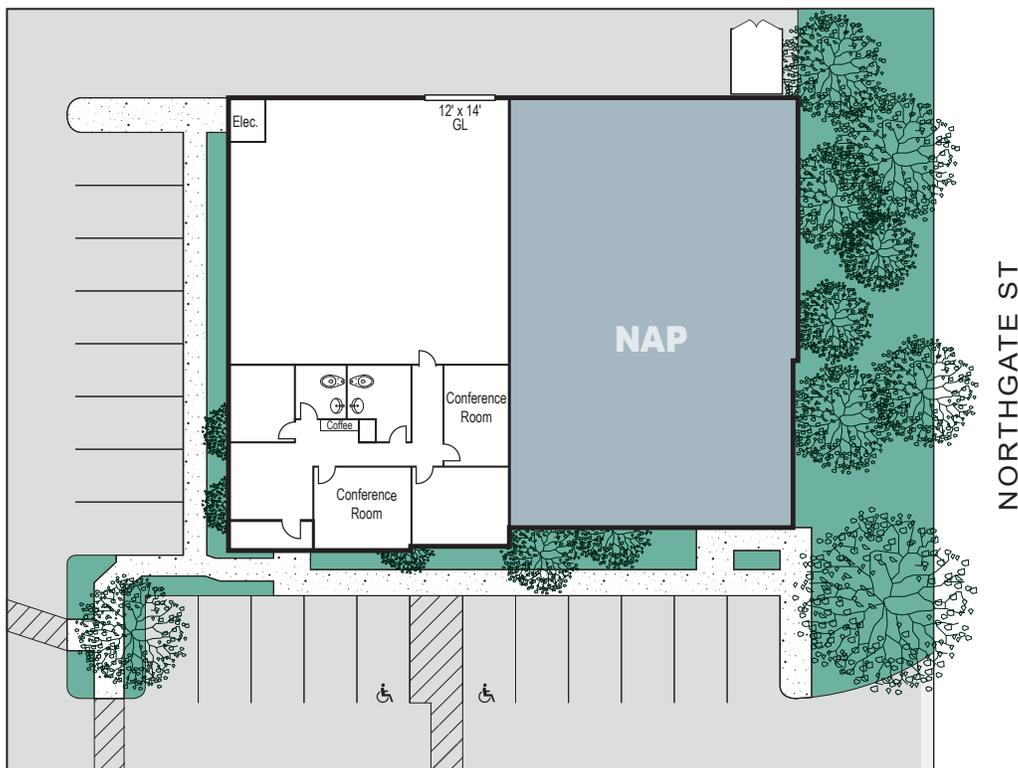
Voit
REAL ESTATE SERVICES

HV HEFNER
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