

**OWNER USER OR INVESTMENT OPPORTUNITY**

**±13,000 SF INDUSTRIAL  
BUILDING FOR SALE**



**2879 MAIN STREET | RIVERSIDE, CA 92501**



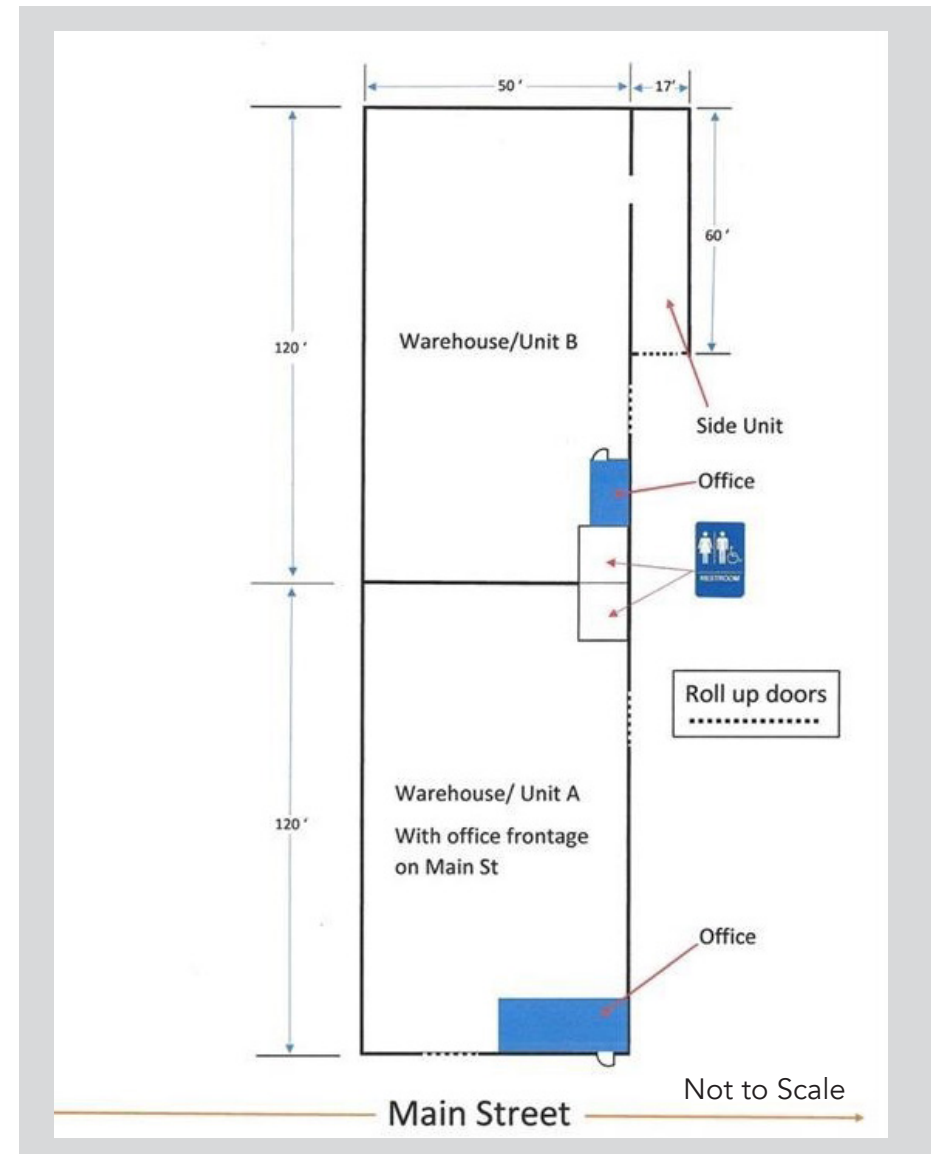
3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | [www.lee-associates.com](http://www.lee-associates.com)

**CODY MORAN | 951.276.3624**  
DRE#: 002036603 | [CMORAN@LEE-ASSOCIATES.COM](mailto:CMORAN@LEE-ASSOCIATES.COM)

*No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside.*

# PROPERTY FEATURES | FLOOR PLAN

- Two Tenant Building, Opportunity to Lease Out Space or Occupy Entire Premises
- ±13,000 SF Free Standing Building on .39 Acres
- ±600 SF Office Space
- Secured Access
- 2 Ground Level Doors, 1 DH Door
- 12' Clear Height
- 200A/220V 3 Phase Power(Verify)
- Major Street Frontage on Main Street
- New LED Warehouse Lighting
- Immediate 91/215/60 Freeway Access
- Downtown Riverside Location
- Zoning - Downtown Specific Plan (Verify)



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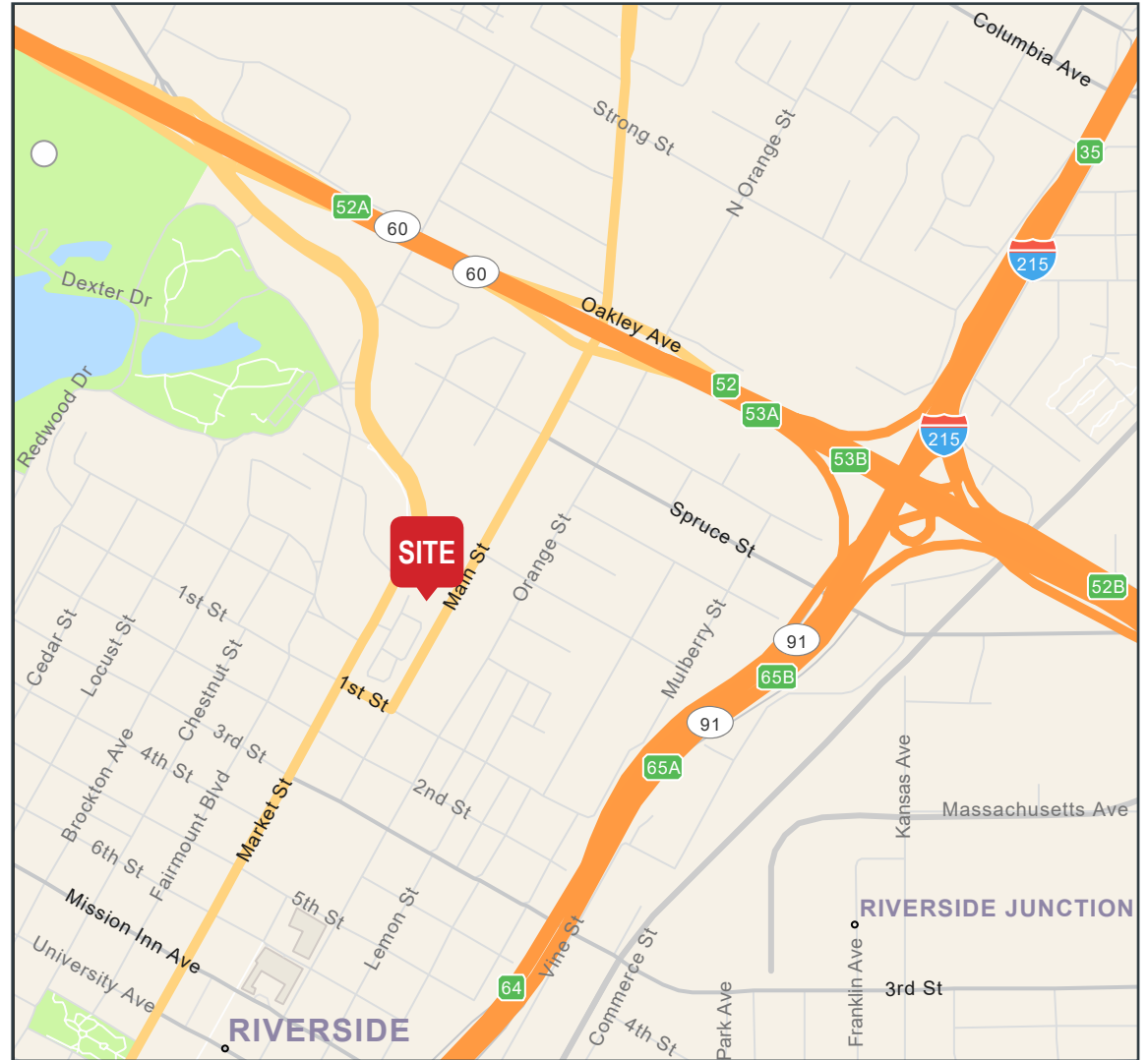
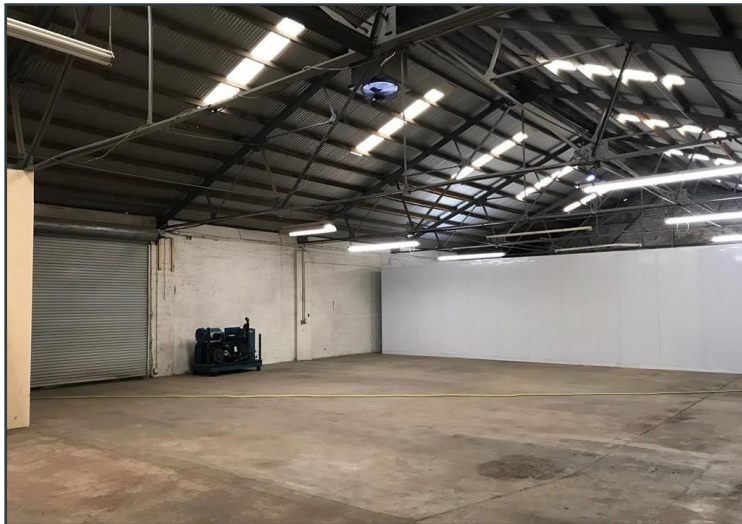
# PROFIT AND LOSS

<b>*CURRENT</b>		
		Notes
Gross Rental Income (Annualized)	\$100,800.00	Rental Rates b/w \$0.60-\$0.70 PSF. Unit A: ±6,000 SF, Rent \$4,200 Per Month (\$0.70 PSF), Lease Expires July 31, 2022. Unit B: ± 7,000 SF, Rent \$4,200 Per Month (\$0.60 PSF), Lease Expires July 31, 2021.
Expenses		
Property Insurance	\$2,340.00 (Estimated)	
Property Taxes	\$17,454.22 (New Purchase Price)	Property Tax Rate - 1.11886%
Total Expenses (Less misc. expenses)	\$19,794.22	
Current Net Income	\$81,005.78	
Cap Rate	5.00%	\$1,560,000.00 Purchase Price
<b>*PROFORMA</b>		
		Notes
Gross Rental Income (Annualized)	\$117,000.00	Assumes \$0.75 PSF Rental Rates
Expenses		
Property Insurance	\$2,340.00 (Estimated)	
Property Taxes	\$17,454.22 (New Purchase Price)	Property Tax Rate - 1.11886%
Total Expenses (Less misc. expenses)	\$19,794.22	
Current Net Income	\$97,205.78	
Cap Rate	6.00%	\$1,560,000.00 Purchase Price

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\*FOR ILLUSTRATIVE PURPOSES ONLY, BUYER TO INDEPENDENTLY VERIFY THIS INFORMATION.

# PROPERTY PHOTOS | LOCATION MAP



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