



*Huge Secured Yard
Freeway Frontage*

±11,248 SF Industrial Building
Available For Sale or Lease

4223 FAIRGROUNDS ST.
RIVERSIDE, CA 92501



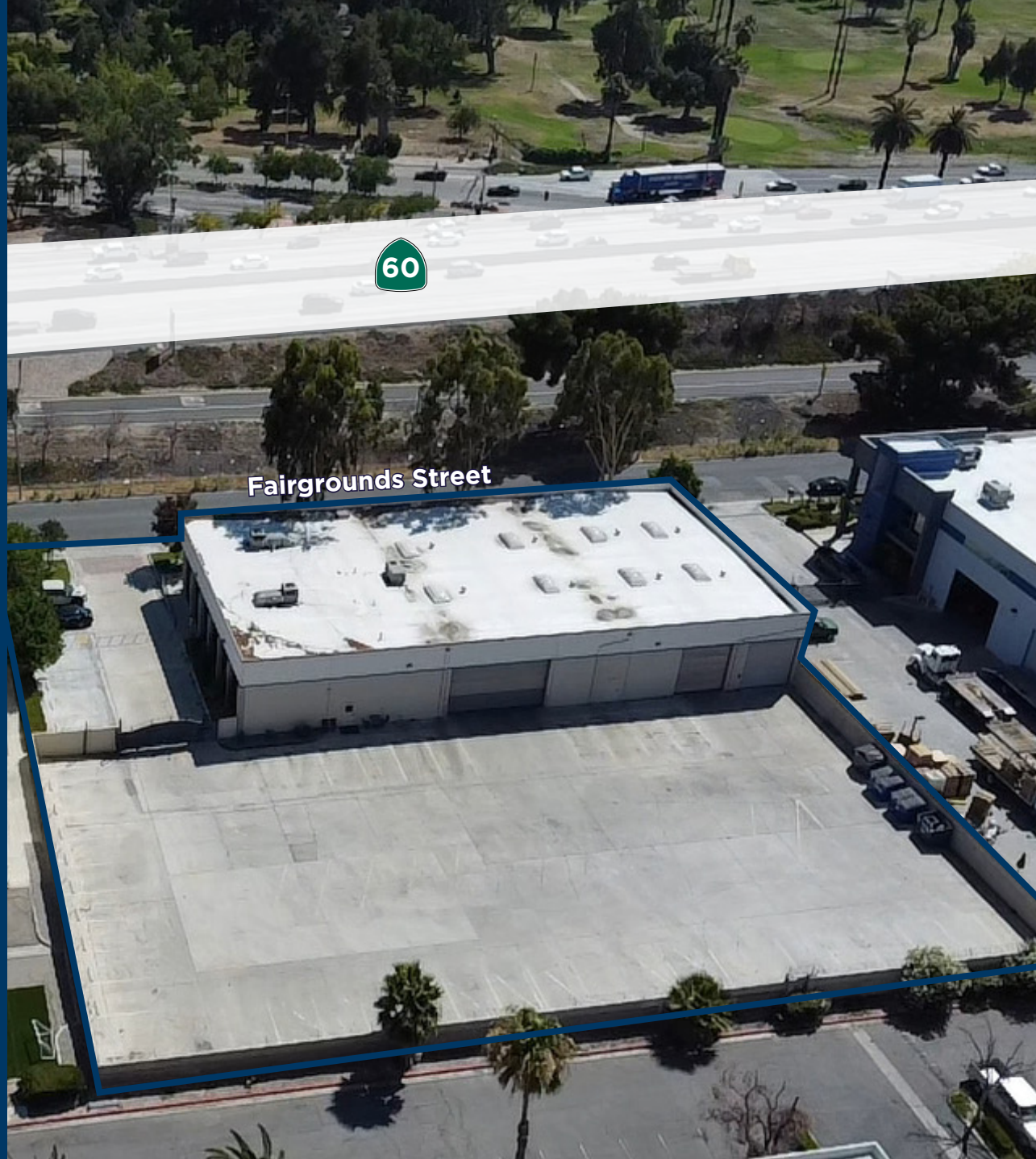


Property Highlights

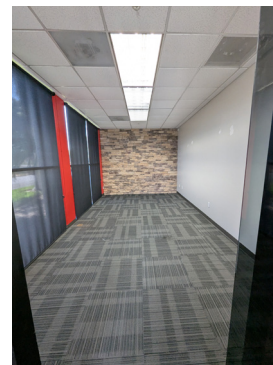
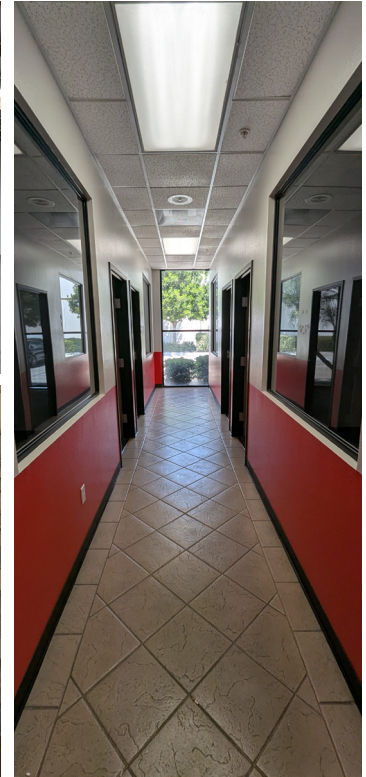
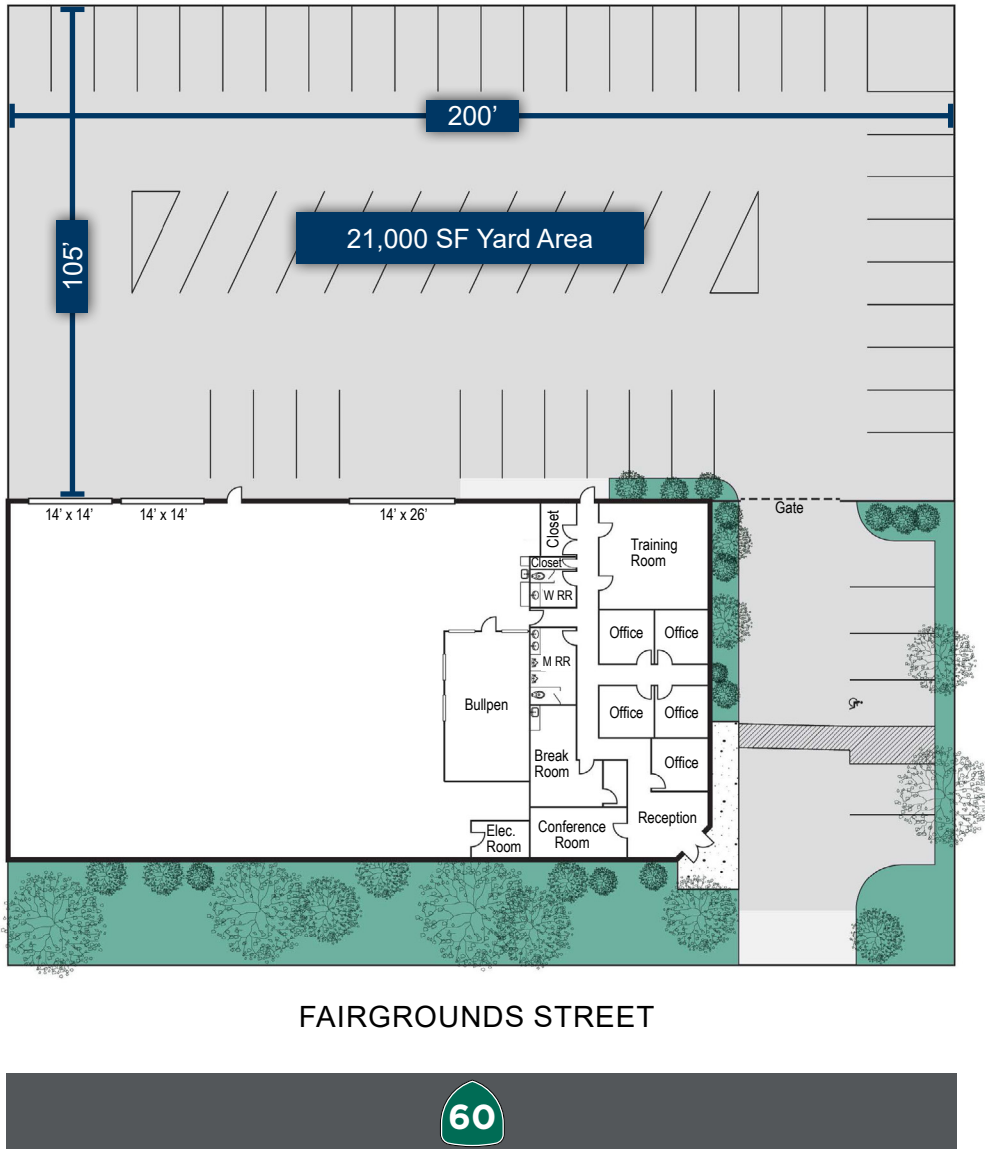
- **Description:** Freestanding Industrial Building
- **Building Size:** ±11,248 Square Feet
- **Office Size:** ±3,500 SF
- **Land Area:** ±.92 Acres (28% Coverage)
- **Car Parking:** 57 Spaces (Excess Parking)
- **Loading:** 3 GL Doors (1 - 14'x26', 2 - 14'x14')
- **Yard:** Large Concrete Fenced Yard with Lighting
- **Clearance:** ±16.5' Minimum Clearance
- **Sprinklers:** Yes (.21/1,500)
- **Electrical:** 600 Amps, 120/240 Volt Power (Verify)
- **Lighting:** LED Warehouse Lighting
- **Warehouse Space:** Clear Span Building
- **Skylights:** Yes
- **Year Built:** 1988

Amenities

- Excellent Freeway Connectivity: Adjacent to the I-60 and minutes from the I-215, I-10 and State Route 91 interchange, ideal for fast regional access and logistics.
- Metrolink Commuter Rail Access: About 2.3 miles to Riverside-Downtown Station (91/Perris, Inland Empire-OC, Riverside lines) and 2.4 miles to Hunter Park/UCR Station
- Airport & Port Access: Approximately 22 min to Ontario International Airport and 58 min to the Port of Long Beach, key for logistics and air/sea shipping.
- Robust Local Infrastructure: Surrounding businesses include restaurants, banks, shops, grocery stores, fitness centers and more, providing daily convenience for employees.
- Industrial Neighborhood Appeal: Located within the Hunter Industrial Park submarket; home to clean-tech, manufacturing, and research operations, as well as numerous business parks and Class-A industrial facilities.
- Supportive Business Environment: Proximity to UCR, downtown Riverside, and concentrations of regional retail (4.8M SF within 2 miles) boosts workforce availability and supply-chain services.



Site Plan

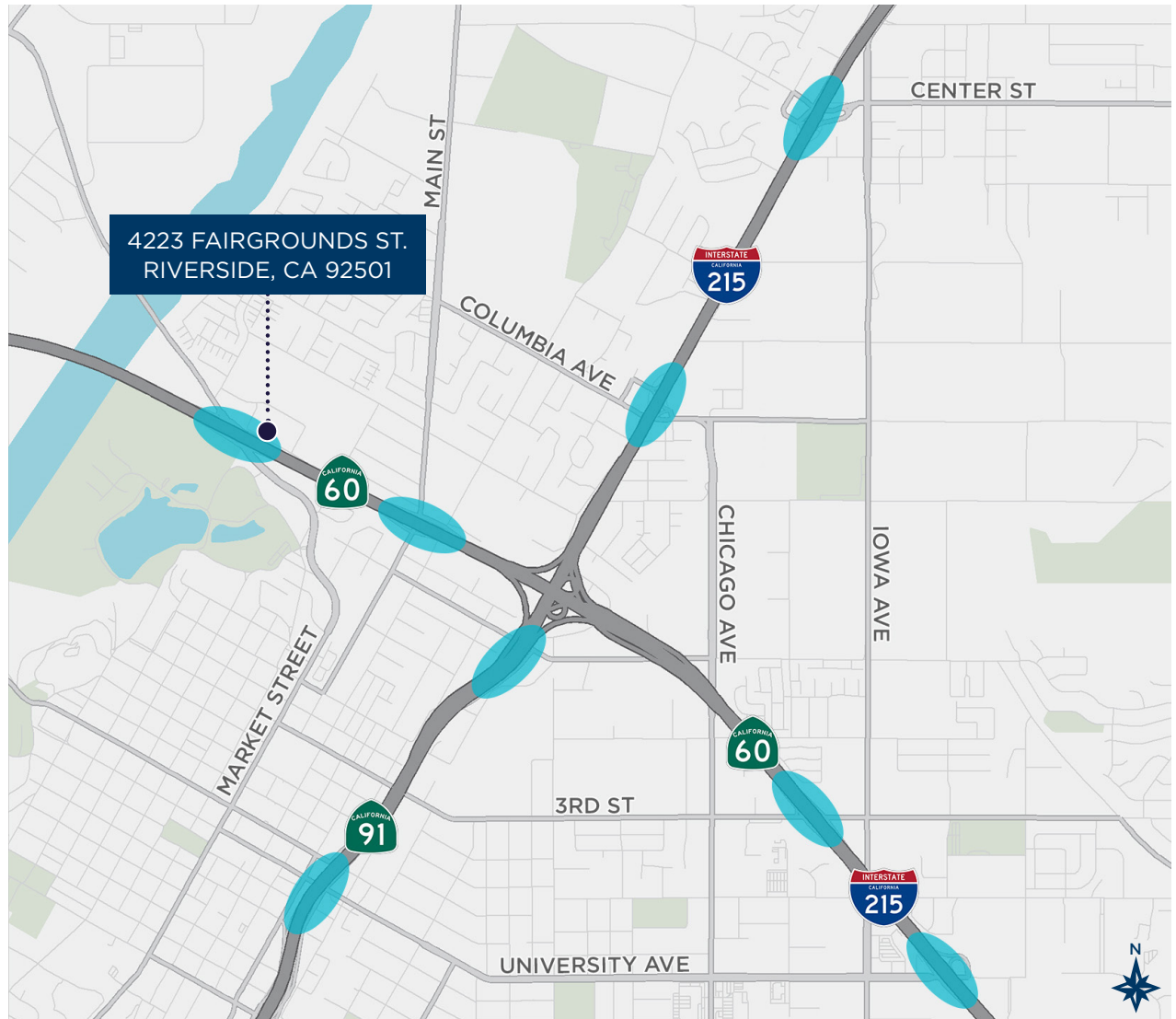


Location Map

Located at the heart of Southern California's thriving Inland Empire, the City of Riverside offers a premier destination for industrial operations, combining strategic transportation access with a pro-business environment. With immediate connectivity to the I-215, SR-60, and SR-91 freeways, Riverside places businesses within a short drive of major ports, airports, and regional markets, perfect for streamlined distribution and logistics.

The city's robust infrastructure is matched by a dynamic labor pool, bolstered by nearby universities and technical colleges that fuel a skilled workforce. Modern industrial parks, extensive utility capacities, and attractive local incentives make Riverside an ideal setting for manufacturers, warehousing, and clean-tech industries.

Whether expanding or establishing new operations, companies benefit from Riverside's commitment to economic growth, quality of life, and long-term partnership.



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