



BLDGS/LAND FOR LEASE: \pm 1.06 Acres

6782 Columbus Street Riverside, CA

Low Coverage Site

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Riverside, CA

Property Features

Cushman & Wakefield is pleased to present a $\pm 46,173$ square foot land site for lease located in the western portion of the city of Riverside. Included is a $\pm 4,800$ square foot metal storage building and a $\pm 1,600$ office building outfitted with HVAC and two restrooms. Located 2.7 miles from the CA-91 Freeway entrance and 5.3 miles from the intersection of the CA-91 and I-15 Freeways. **Variety of uses permitted within the I – Industrial Zone.**

Land Size: $\pm 46,173$ SF (1.06 acres)

Zoning: I - Industrial

APN's: 189-071-060 & 189-071-057

Physical Characteristics:

Office Area: $\pm 1,600$ SF office building (HVAC and two restrooms)

Storage Area: $\pm 4,800$ SF metal building

Clear Height: 18'-20'

Loading: 2 ground level doors (14'x14')

Sprinklers: 0.3/2,000

Power: 200 amps (independently confirm)

Access: 2 ingress/egress points

Yard Space: Gated, paved, and lit



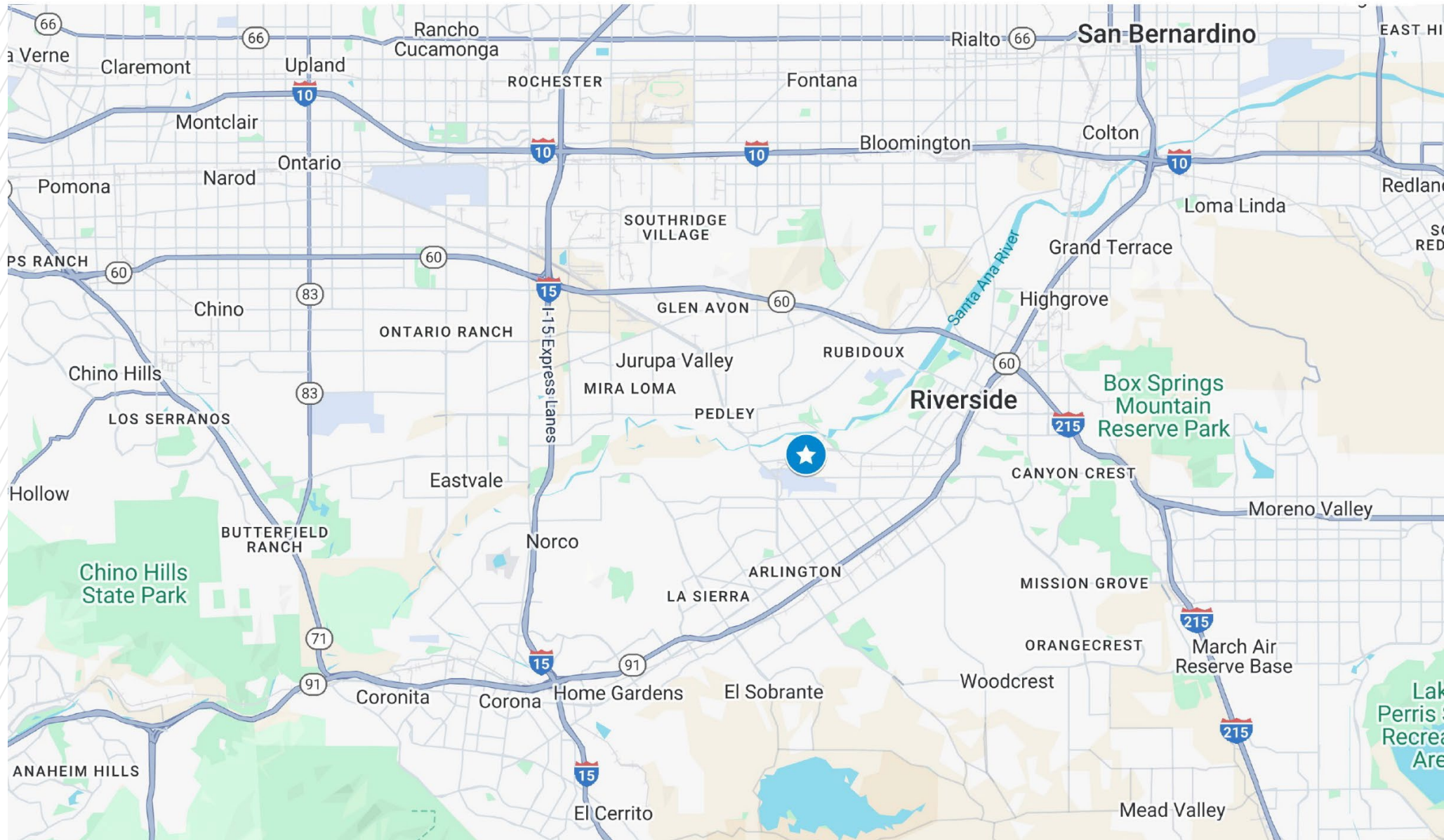
STORAGE BUILDING



OFFICE BUILDING

Locator Map

6782 Columbus Street
Riverside, CA



Additional Photos

6782 Columbus Street
Riverside, CA





FOR MORE INFORMATION, CONTACT:

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