



BLDGS/LAND FOR SALE OR LEASE: ±1.06 Acres

**6782 Columbus Street
Riverside, CA**

Low Coverage Site

Grant Arthur
Senior Associate
(818) 521-0155
grant.arthur@cushwake.com
CA License 02064730



901 Via Piemonte, Suite 200
Ontario, CA 91764
+1 909 980 7788

6782 COLUMBUS STREET

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



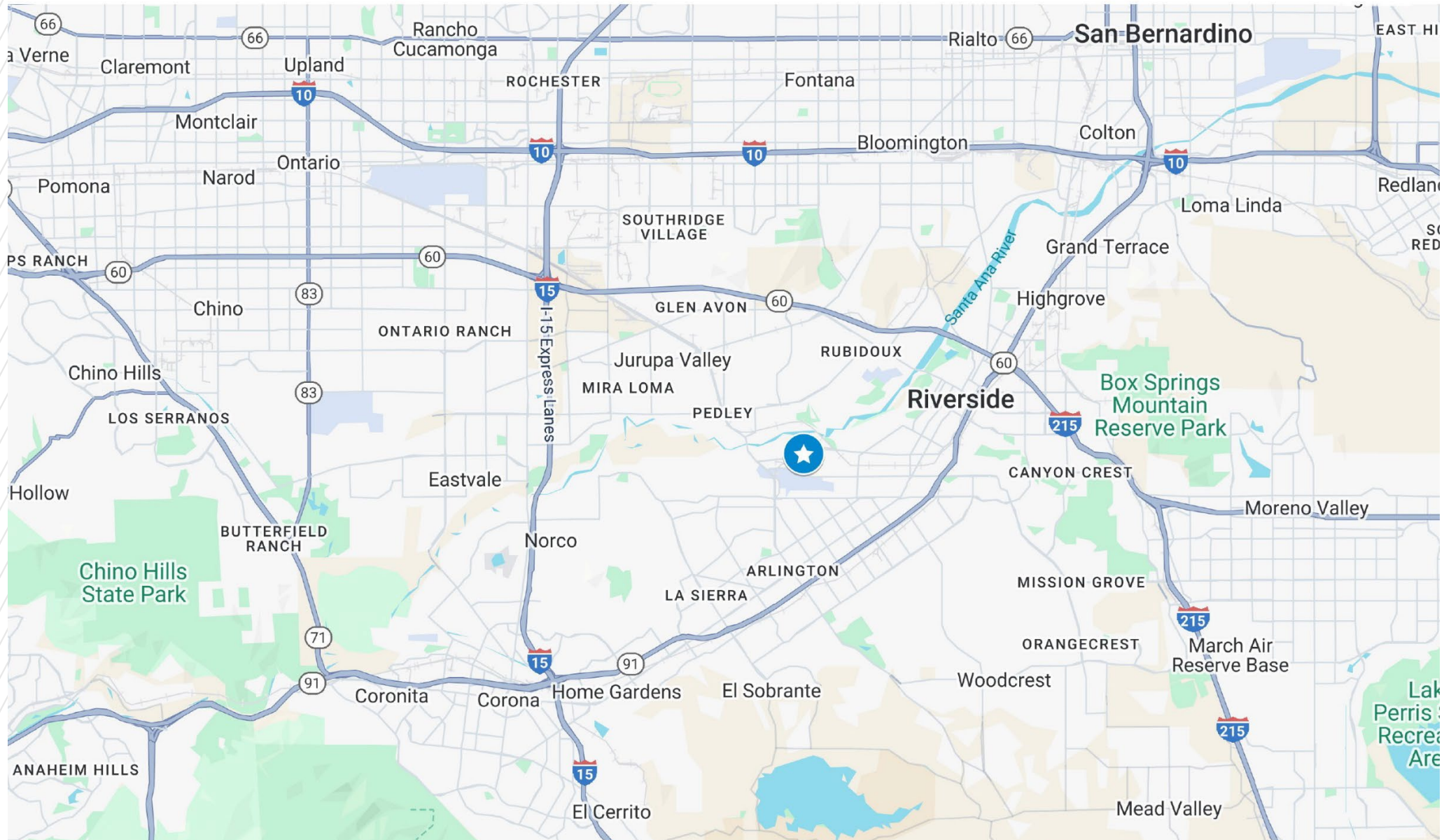
STORAGE BUILDING



OFFICE BUILDING

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ADDITIONAL PHOTOS

6782 COLUMBUS STREET RIVERSIDE, CA



FOR MORE INFORMATION, CONTACT:

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 **CUSHMAN &
WAKEFIELD**
901 Via Piemonte, Suite 200
Ontario, CA 91764
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CA Lic. #00616335