

AVAILABLE FOR SALE OR LEASE

7372 Sycamore Canyon Blvd, Riverside, CA

±28,449 SF Industrial Building on 1.83 Acres of Land



For more Information, please contact:



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License 02216870

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BUILDING FEATURES

- Total 28,449 SF Ground Floor (Divisible into 3 Units, Separately Metered)
- Approx. 2,500 SF Showroom and Two Offices on NWC with 480 SF Office Upstairs
- Approx. 1,500 SF of Office in Middle Unit
- Total of 4 Single Fixture Bathrooms throughout Building
- 23' Minimum Clearance
- 5 GL Doors at 12'x14'
- One (1) External Dock High Truckwell
- .20/1,500 Sprinkler System
- 1,200 amps of 277/480 Volt Power (verify)
- New White Polymer Insulation
- Power Distributed
- Skylights
- Year Built 2006
- Possible Secured Yard
- Freeway Frontage/Excellent Signage
- 1.83 Acres of Land
- APN 263-250-062



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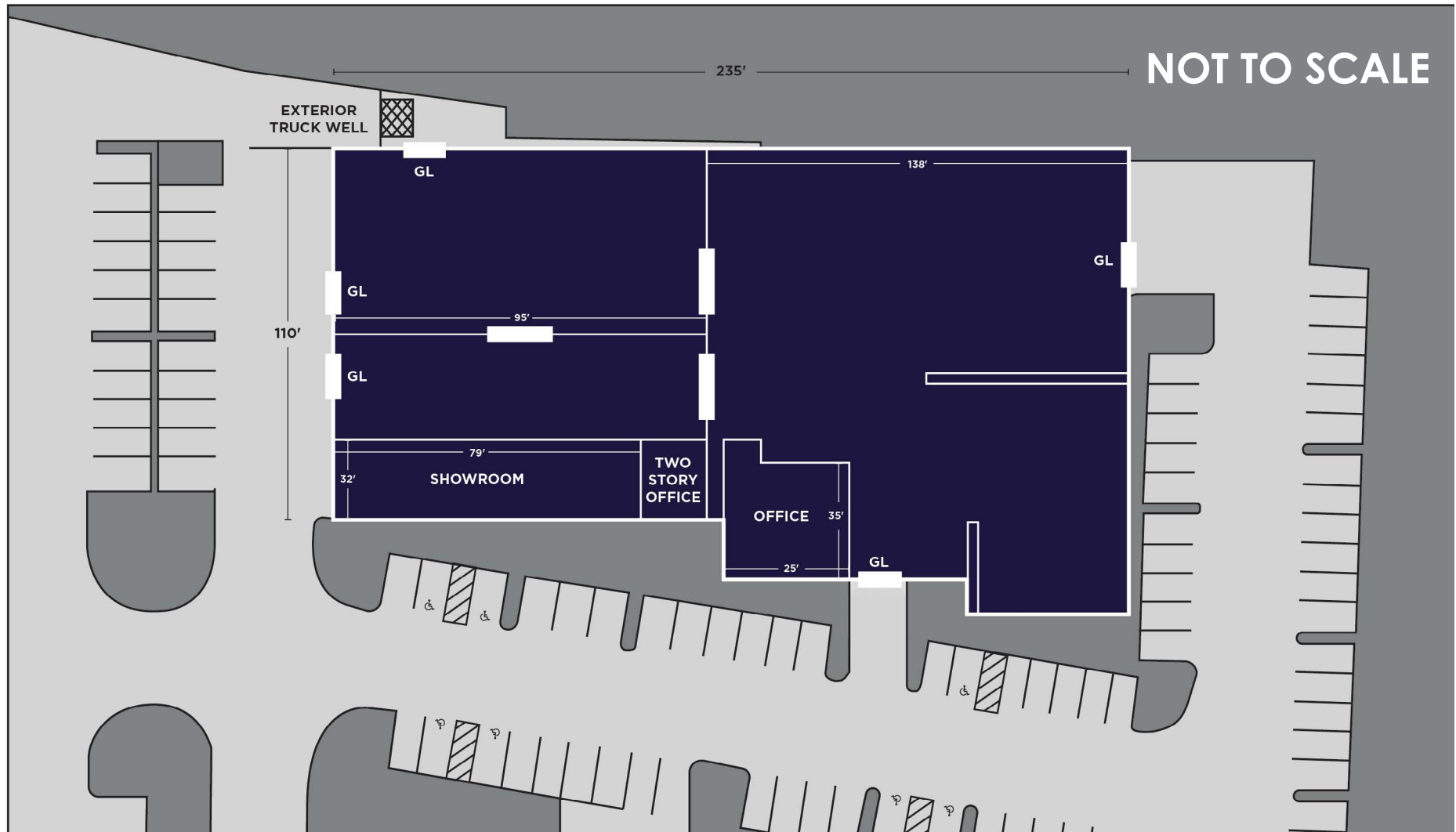
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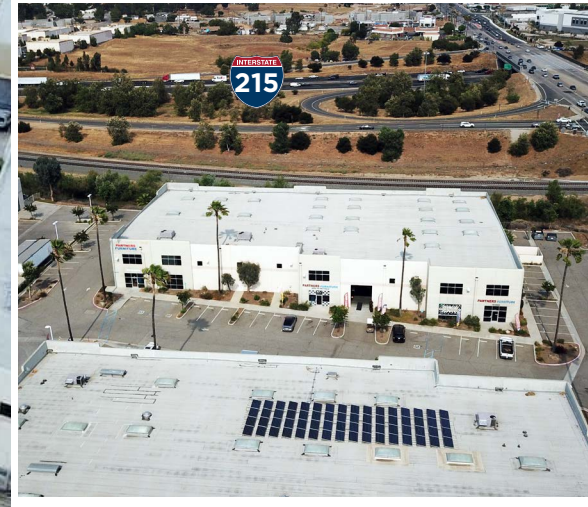
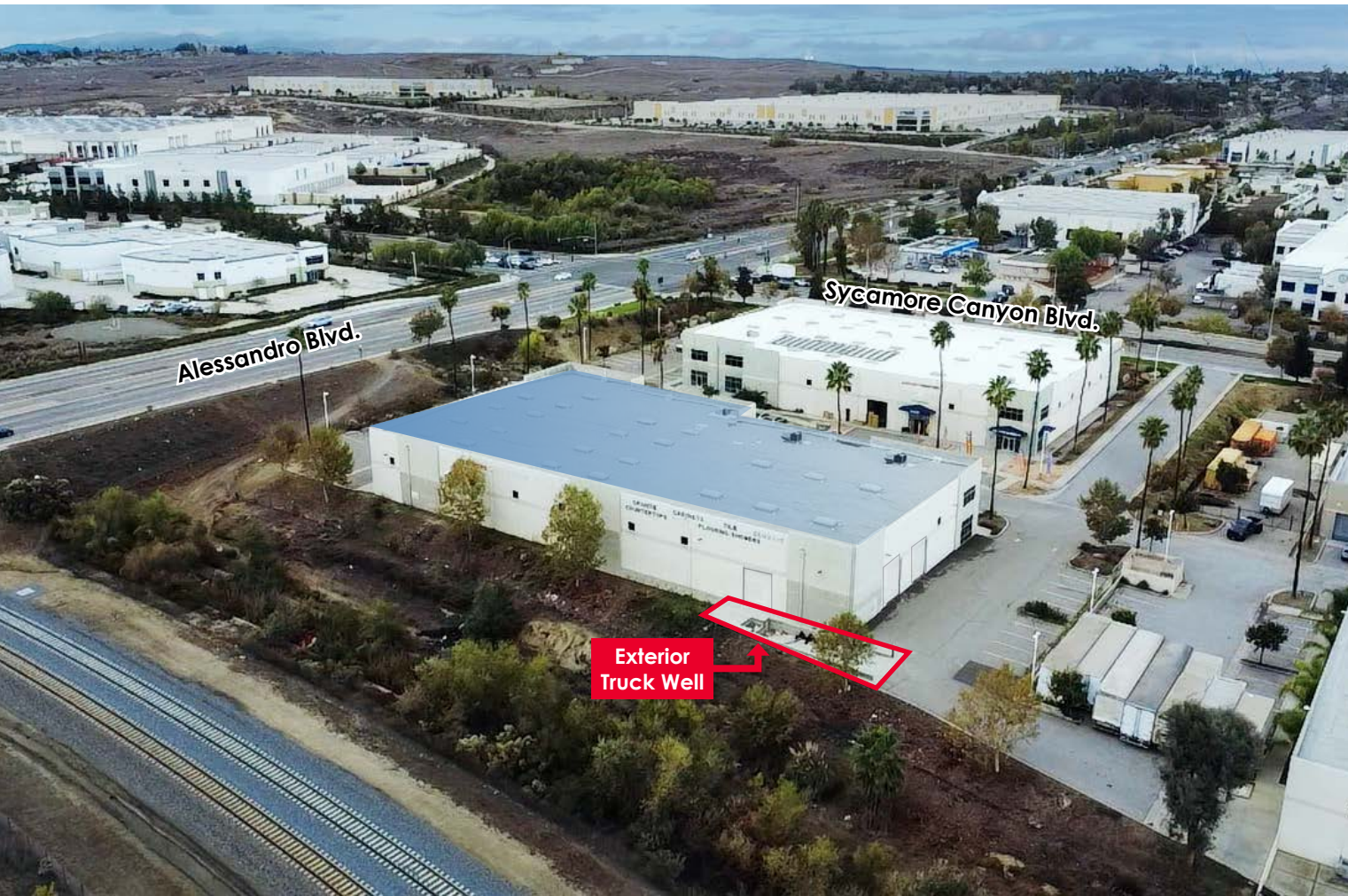
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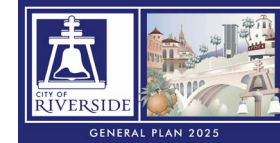
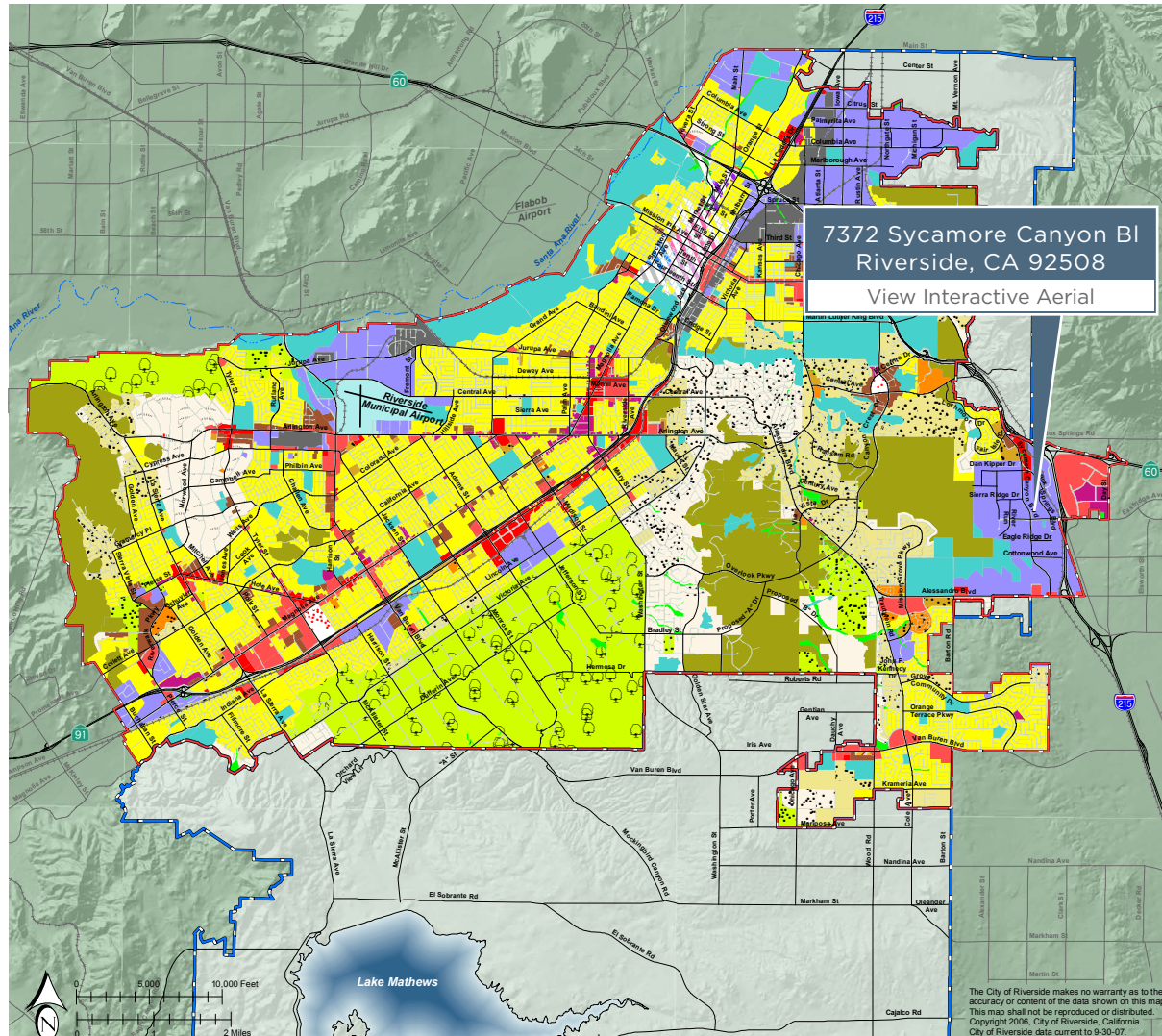
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LEGEND

- RIVERSIDE CITY BOUNDARIES
- RIVERSIDE PROPOSED SPHERE OF INFLUENCE

ZONING

RESIDENTIAL ZONES

- RE
- RA-5
- RR
- RC
- R-1-1/2 acre
- R-1-13000
- R-1-10500
- R-1-8500
- R-1-7000
- R-3-4000
- R-3-3000
- R-3-2500
- R-3-2000
- R-3-1500

COMMERCIAL/INDUSTRIAL ZONES

- O
- CR
- CRC
- CG
- BMP
- I

DOWNTOWN SPECIFIC PLANS

- DSP-AS
- DSP-HC
- DSP-JC
- DSP-MSG
- DSP-NC
- DSP-NMS
- DSP-PPO
- DSP-RC
- DSP-RES

OTHER ZONES

- AIR
- RWY
- OSP-CID
- PF

OVERLAY ZONES

- WC

*AMENDMENTS TO THE MAP AFTER ZONING CODE ADOPTION WILL BE MAINTAINED ON FILE IN THE PLANNING DIVISION

SOURCE: CITY OF RIVERSIDE

ZONING MAP OF THE CITY OF RIVERSIDE



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