

# INVESTMENT OPPORTUNITY

INDUSTRIAL ZONED LAND  
EXCELLENT LOCATION ADJACENT TO FREEWAY

## ±0.67 ACRES

Riverside, California  
4526 Commerce Street



<b>APN #</b>	219-321-006
<b>Zoning and General Plan</b>	City of Riverside – I (Industrial)
<b>Highest and Best Use</b>	Industrial Building Development and possible assemblage of adjacent property for larger building
<b>Estimated Potential Building (Based on Max .60 FAR)</b>	26,136 SF
<b>Asking Sale Price:</b>	\$500,000 (\$17.13 PLSF)

• SR-91 Freeway	±0.42 miles
• SR-60 / I-215 Freeways	±2.09 miles
• San Bernardino Airport	±14.2 miles
• Ontario International Airport	±17.5 miles
• BNSF Intermodal Yard	±12.5 miles

FOR MORE INFORMATION, CONTACT:



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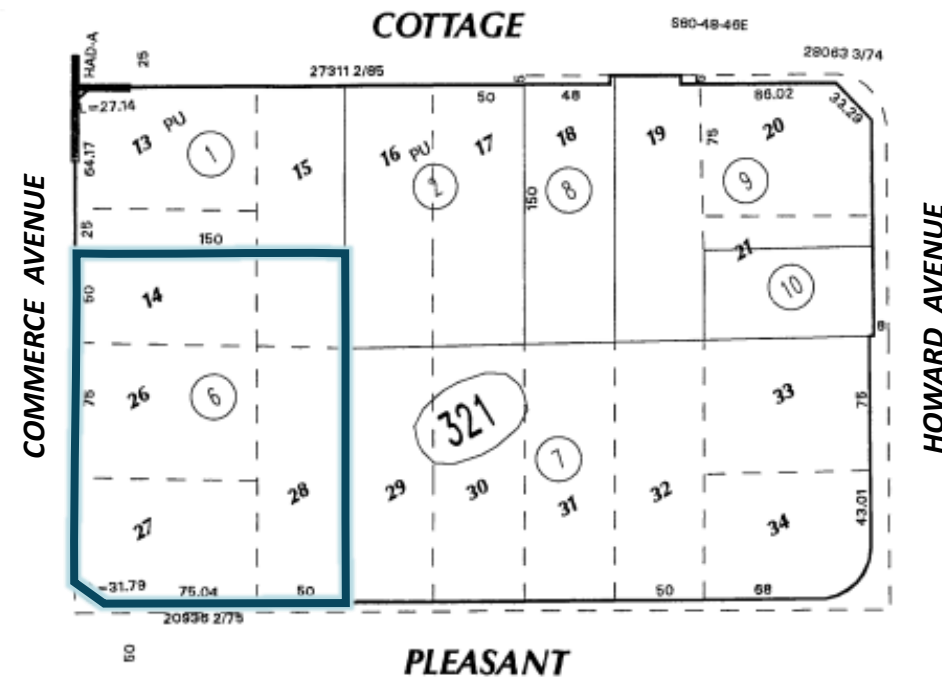
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