

INVESTMENT OPPORTUNITY

INDUSTRIAL ZONED LAND
EXCELLENT LOCATION ADJACENT TO FREEWAY

±0.67 ACRES

Riverside, California
4526 Commerce Street



APN #	219-321-006
Acres	0.67
Address	4526 Commerce Street Riverside, CA
Zoning and General Plan	City of Riverside – I (Industrial)
Highest and Best Use	Industrial Building Development and possible assemblage of adjacent property for larger building
Estimated Potential Building (Based on Max .60 FAR)	26,136 sf
Asking Sale Price:	\$950,000 (\$32.55 PSF)

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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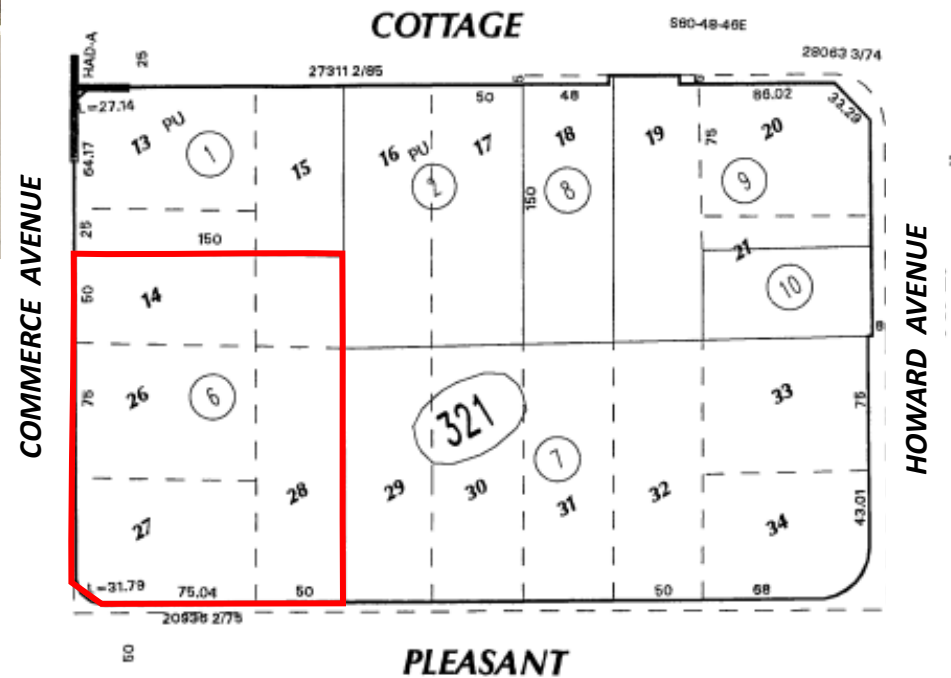
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