

FOR LEASE

3031 Franklin Avenue • Riverside

±12,072 SF on ±4.92 Acres of Land

Another Project By:



DEDEAUX
PROPERTIES



Features

- ± 12,072 SF Freestanding Industrial Building
- Power to be Verified
- ± 7,000 SF Two Story Office Space
- 3 Ground Level Doors
- Fully Paved & Fenced Yard
- 18' Minimum Warehouse Clearance
- Immediate Access to the 91, 60 & 215 Freeways

For more information, please contact:



Steve Sprenger

909.974.4080

ssprenger@ngkf.com

CA License #01202806

Randy Lockhart

909.974.4067

rlockhart@ngkf.com

CA License #00974981

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PROPERTIES

REGIONAL MAP



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**Newmark
Knight Frank**

FOR LEASE

3031 Franklin Avenue • Riverside

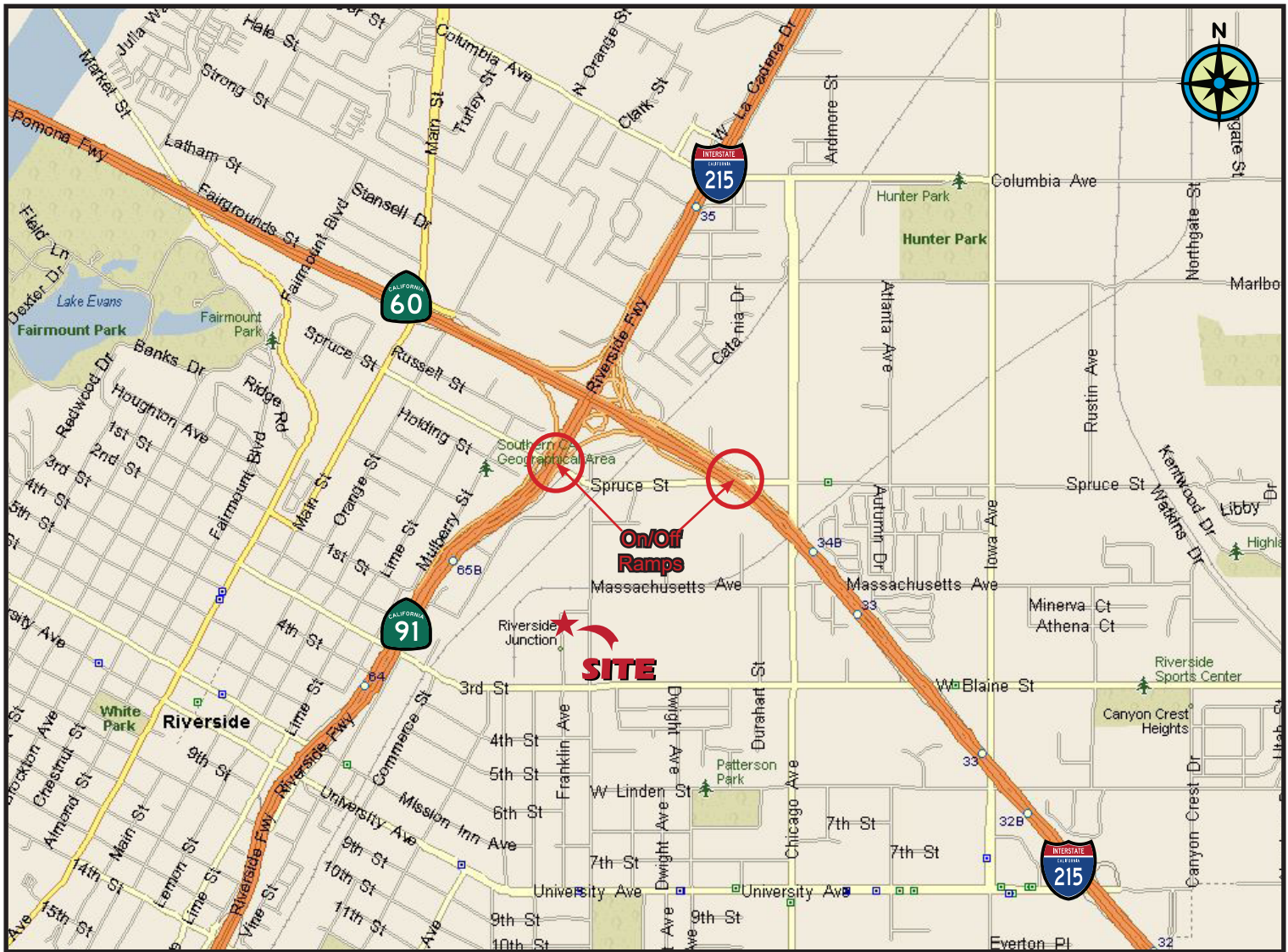
±12,072 SF on ±4.92 Acres of Land

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LOCATOR MAP



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**Newmark
Knight Frank**

Available SF 12,072 SF

Industrial For Lease

Building Size 12,072 SF



Address: 3031 Franklin Ave, Riverside, CA 92507
Cross Streets: Franklin Ave/3rd St

Free Standing Building
 4.92 Acre Fully Fenced and Secured Yard
 ±7,000 SF of Office Space
 3 Ground Level Loading Doors
 18' Minimum Warehouse Clearance
 Immediate Access to 91, 60 & 215 Fwys

Lease Rate/Mo: TBD
Lease Rate/SF: TBD
Lease Type:
Available SF: 12,072 SF
Minimum SF: 12,072 SF
Prop Lot Size: 4.92 Ac / 214,315 SF
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning:

Sprinklered:
Clear Height: 18'
GL Doors/Dim: 3
DH Doors/Dim: 0
A: 400 V: 277/480 O: 3 W: 4
Construction Type:
Const Status/Year Blt: Existing / 1940
Whse HVAC:
Parking Spaces: / Ratio:
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 7,000 SF
Restrooms:
Office HVAC:
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 01/01/2021
Vacant: No
To Show: Call broker
Market/Submarket: IE East
APN#: 210190033

Listing Company: Newmark Knight Frank
Agents: [Steve Sprenger 949-608-2015](#), [Randy Lockhart 909-974-4067](#)
Listing #: 25218422
Notes: Call Brokers for Commission Information.

Listing Date: 10/09/2020

FTCF: CB000N000S000

Available Acres 4.92

Land For Lease

Available SF 214,315



Address: 3031 Franklin Ave, Riverside, CA 92507
Cross Streets: Franklin Ave/3rd St

±4.92 Acres Available
±12,072 SF GL Building w/ Fully Fenced and Secured Yard
±7,000 SF of Two-Story Office Space
3 GL Doors, 18' Warehouse Clearance
400 Amps, 277/480 Volts, 3 Phase, 4 Wire
Immediate Access to the 91, 60 & 215 Freeways

Lease Rate/Mo:	TBD	Available Acres:	4.92 Ac	Gas:		Specific Use:	Industrial
Lease Rate/SF:	TBD	Available SF:	214,315 SF	Water:		Zoning:	I
Lease Type:		Building SF:	12,072 SF	Sewer:		Rail Service:	No
Lease Terms:	Acceptable to Owner	Yard:	Fenced / Paved	Electric:	Yes	Market Area:	IE East
Sale Price/SF:	NFS			Fiber:		APN:	210190033
Sale Price:	NFS						

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Listing #: 5f84a2adba98250001180d20

Listing Date: 10/12/2020

FTCF: CB000N000S000

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