

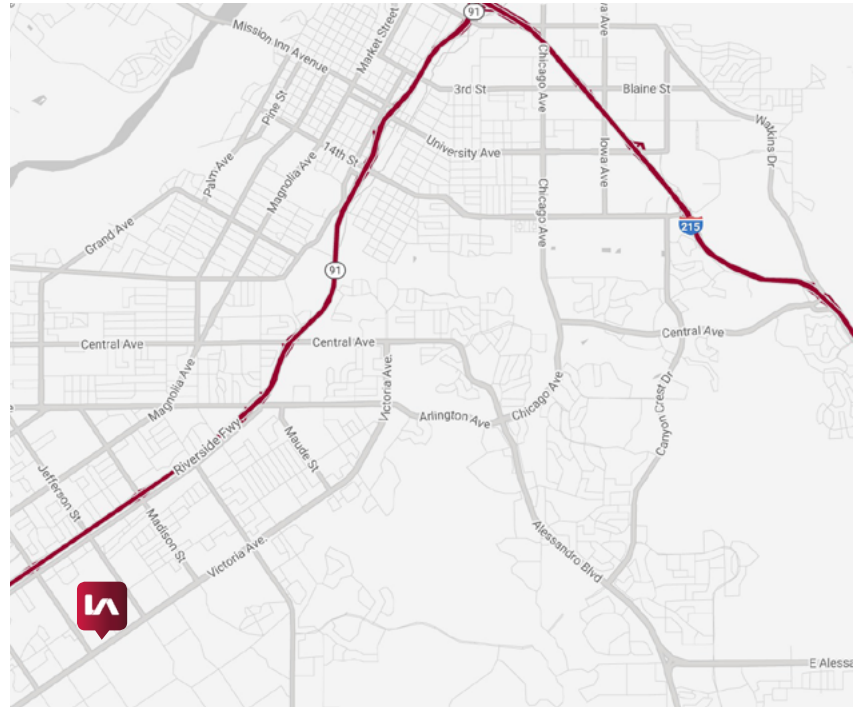
**FOR SALE**

8178 Mar Vista Court,  
Riverside, CA



## PROPERTY FEATURES:

- ±12,400 SF Industrial Building
- ±1,600 SF of Office Space
- ±.92 Acre Parcel- 2 Large Yard Areas
- 16' Clear Height
- One (1) Dock Door & One (1) GL Door
- ± 1,000 Amps of Power
- Long Term Cell Tower Lease in Place Through 2067



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COMMERCIAL REAL ESTATE SERVICES

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## Highlights:

- Rental Income of \$2,407/Month with 3% Annual Increases
- ±500,000 Value at a 5% Cap Rate



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