

FOR SALE/LEASE CONDO UNITS

MS VAN BUREN II BUSINESS PARK

DEVELOPED BY: SILAGI DEVELOPMENT
& MANAGEMENT, INC. // 1.805.402.4515

SDM

OPEN FOR BUSINESS & DEALS



21760-21880 VAN BUREN BLVD., RIVERSIDE, CA

13 Industrial/Showroom Buildings Totaling ±160,593 SF

Please Contact:

WWW.SILAGISOCAL.COM

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

R. MARIO CALVILLO
DRE#: 01911573 // 951.276.3657
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE#: 01048055

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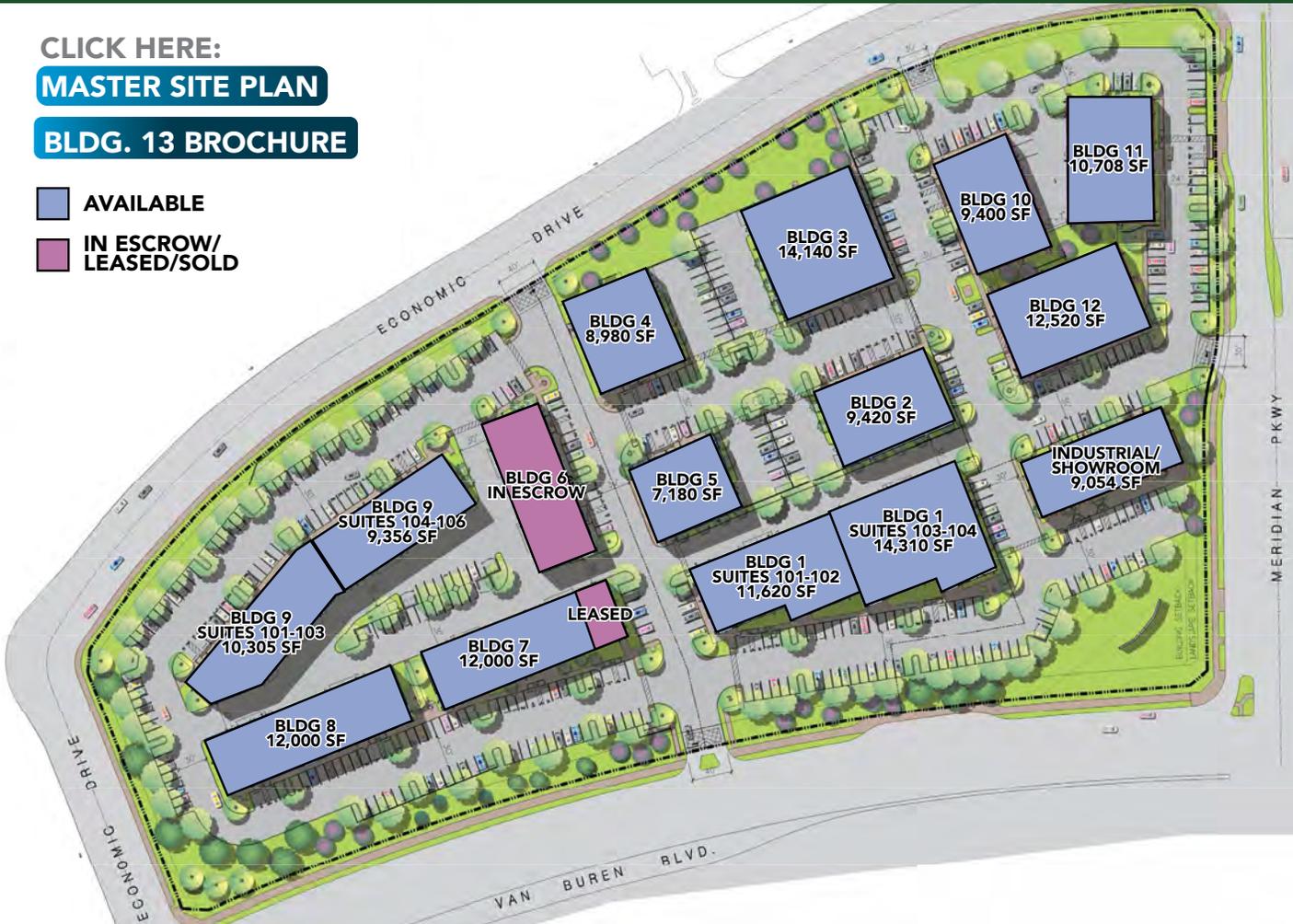


CLICK HERE:

[MASTER SITE PLAN](#)

[BLDG. 13 BROCHURE](#)

- AVAILABLE
- IN ESCROW/
LEASED/SOLD



BLDG #	1	2	3	4	5	6	7	8	9	10	11	12	13
Bldg SF	25,930	9,420	14,140	8,980	7,180	9,600	12,000	12,000	19,661	9,400	10,708	12,520	9,054
Available Condo Units	2	1	1	1	1	1	1	1	2	1	1	1	Fee Simple
Suites 101-102	11,620	-	-	-	-	-	-	-	-	-	-	-	-
Suites 103-104	14,310	-	-	-	-	-	-	-	-	-	-	-	-
Suites 101-103	N/A	-	-	-	-	-	-	-	10,305	-	-	-	-
Suites 104-106	N/A	-	-	-	-	-	-	-	19,661	-	-	-	-

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Building #	1	2	3	4	5	6	7	8	9	10	11	12	13
Van Buren Blvd.	21840	21830	21810	21800	21820	21770	21790	21780	21760	21850	21860	21870	21880
Total Building SF	25,930	9,420	14,140	8,980	7,180	9,600	12,000	12,000	19,661	9,400	10,708	12,520	9,054
Acres	1.88	0.48	0.82	0.68	0.45	0.73	1.12	1.19	2.11	0.00	0.00	0.00	1.44
Auto Parking	44	19	24	16	14	28	47	36	95	37	34	40	47
Zoning	MU	MU	MU	MU									
Clear Height	16'	18'	18'	18'	18'	16'	16'	16'	16'	12'	12'	12'	12'
Power (AMPS) - 277/480 Volt (Expandable)	200 Per Unit	400	400	400	200 Per Unit	200 Per Unit	200 Per Unit	200 Per Unit	200 Per Unit	200 Per Unit	200 Per Unit	200 Per Unit	200 Per Unit
GL Doors	1 Per Unit 12x14	1 Glass Door 10x14	1 Glass Door 10x14	1 Glass Door 10x14	N/A								
ESFR Sprinkler	Yes	Yes	Yes	Yes									
Master Plan Association	Yes	Yes	Yes	Yes									
Building Site Plans	View	View	View	View									
Building Floor Plans	View	View	View	View									

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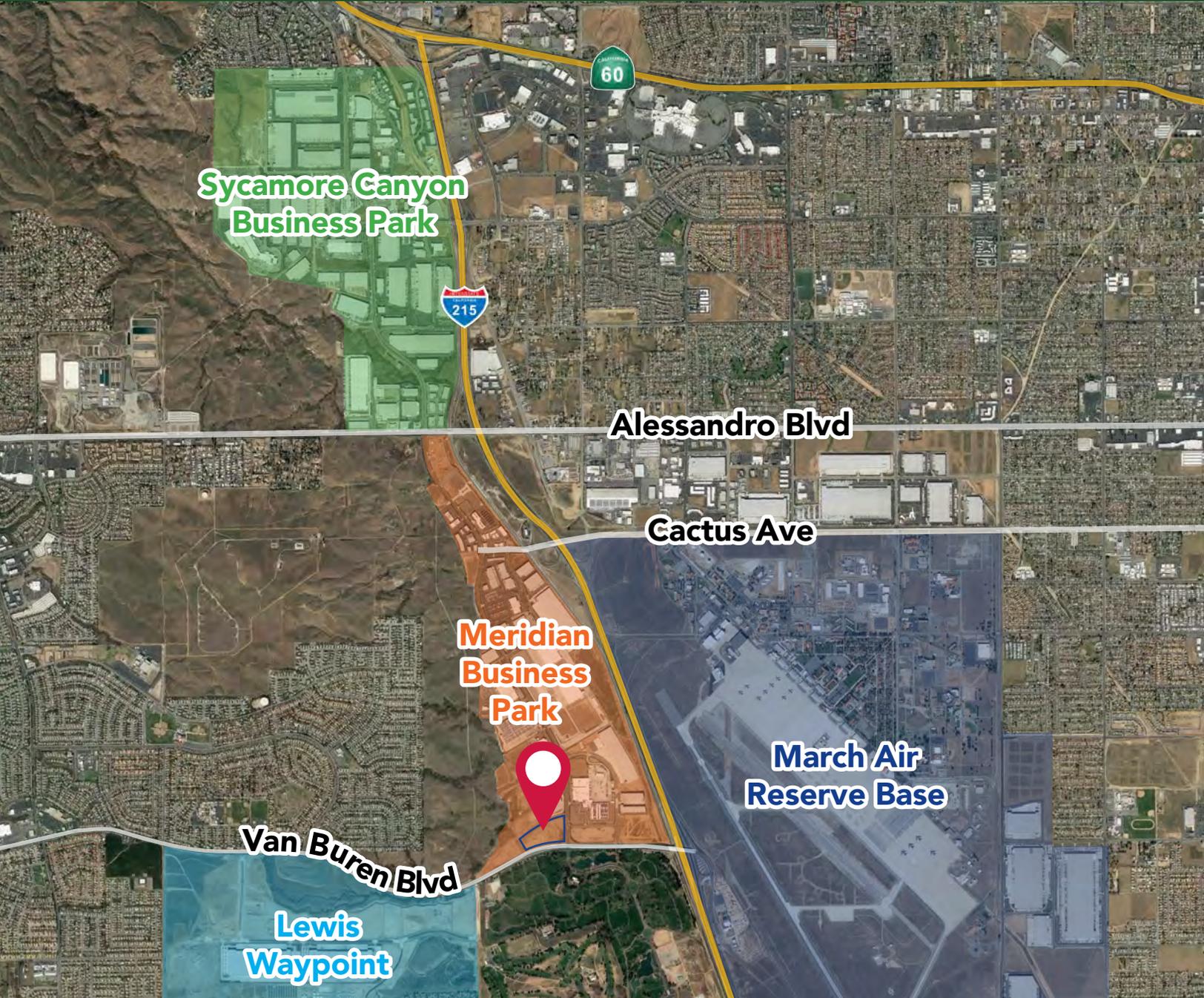
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