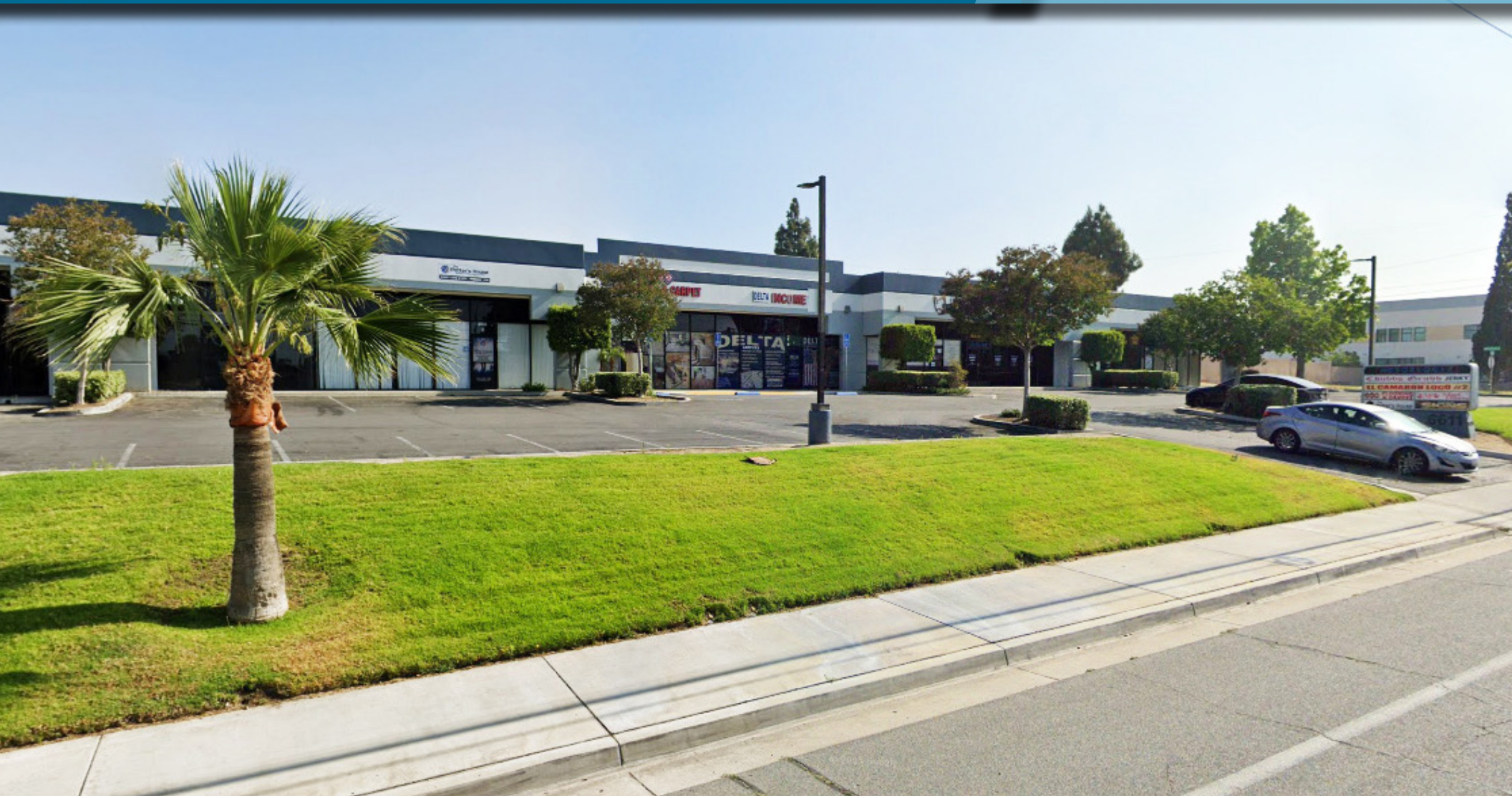
6611-6613 ARLINGTON AVENUE

RIVERSIDE, CA 92504

FLEX / INDUSTRIAL SPACE FOR LEASE



FOR MORE INFORMATION, PLEASE CONTACT:

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COLDWELL BANKER COMMERCIAL SC

6611-6613 ARLINGTON AVENUE

RIVERSIDE, CA 92504

FLEX / INDUSTRIAL SPACE FOR LEASE



PROJECT HIGHLIGHTS

- Professionally Managed Business Park
- Well appointed flex / industrial space for Lease
- Easy access to the 91 freeway via Van Buren Blvd.
- Ample parking
- Availability ranging from ±2,495 SF - ±2,540 SF
- Retail and restaurant amenities nearby

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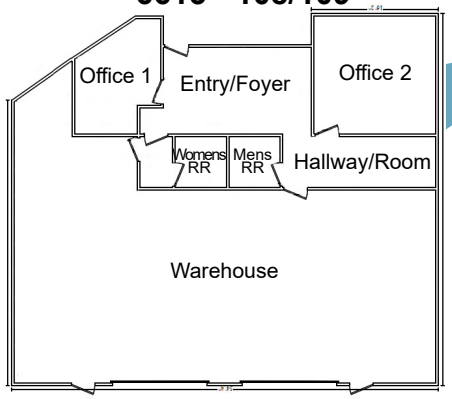
FLEX / INDUSTRIAL SPACE FOR LEASE

AVAILABILITY

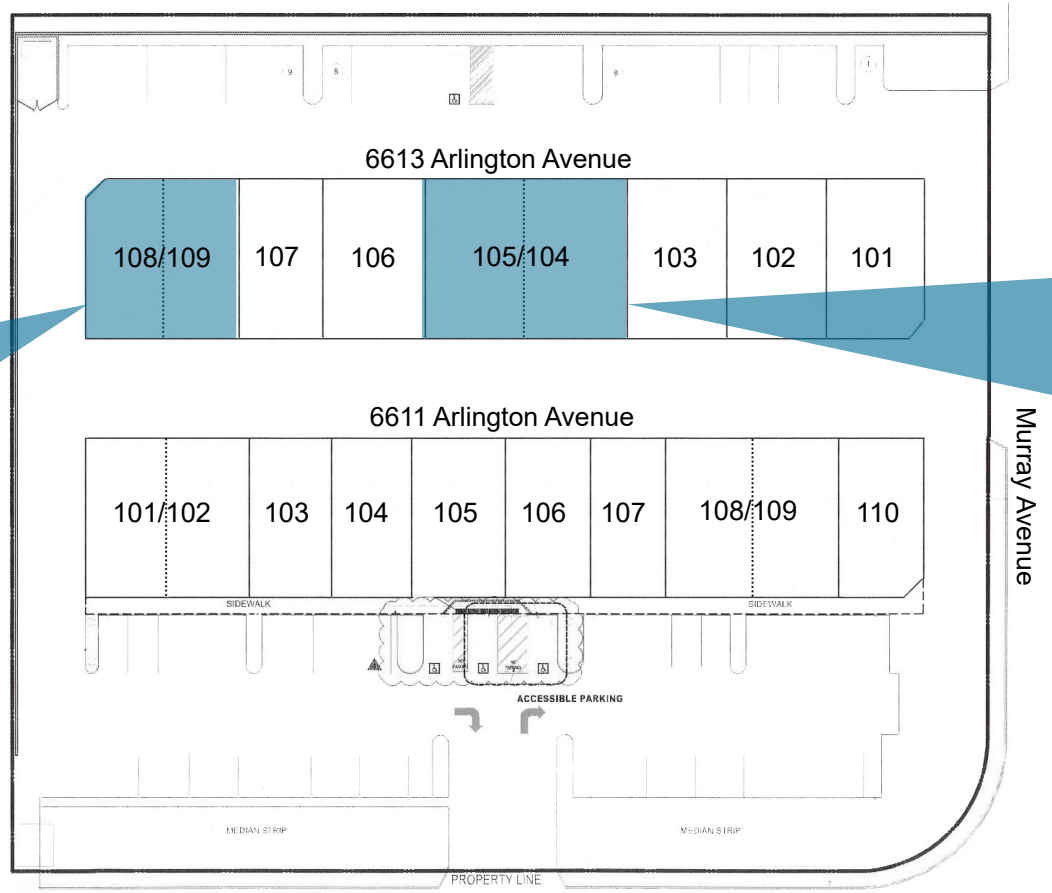
SUITE	SIZE	MONTHLY BASE RENT	SPACE DESCRIPTION
6613 - 104/105	±2,540 SF	$3,556.00 Base Rent + CAOE* per month	Reception area, 3 private offices, 2 restrooms and warehouse with 2 roll up doors
6613 - 108/109	±2,495 SF	$3,369.00 Base Rent + CAOE* per month	Reception area, 2 private offices, 2 restrooms, warehouse with 2 roll up doors, end cap unit

*Common Area Operating Expenses (CAOE) are currently assessed at $0.19 SF per month for YE 2025 and are subject to annual reconciliation and increases.

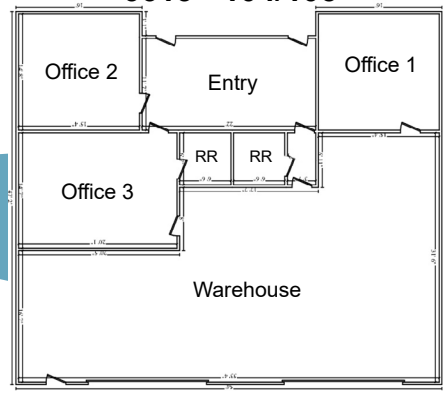
Floor Plan
6613 - 108/109



* Not to scale



Floor Plan
6613 - 104/105



* Not to scale

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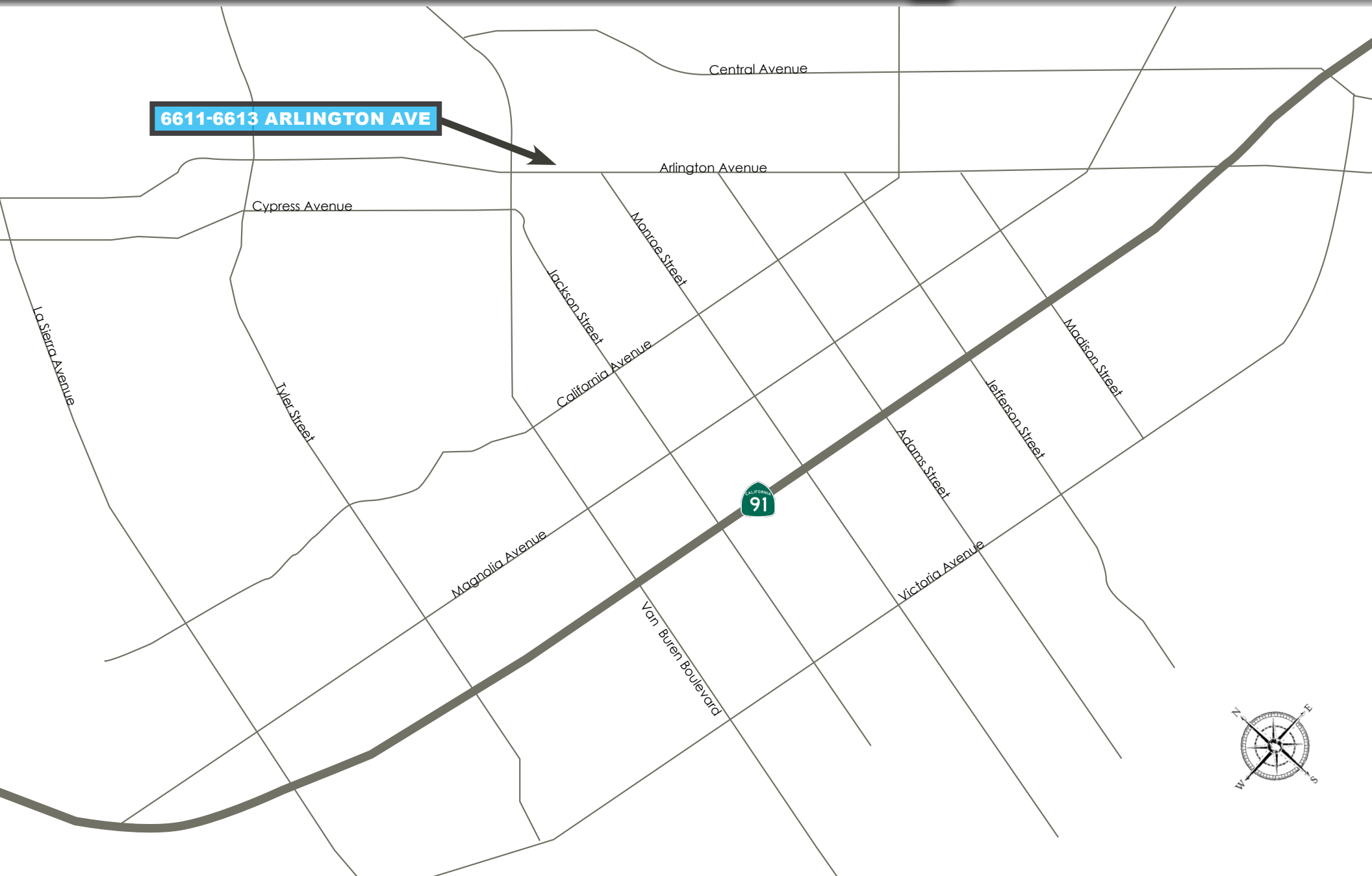


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