



11210 Inland Ave., Jurupa Valley, CA 91752

A Superior Location.

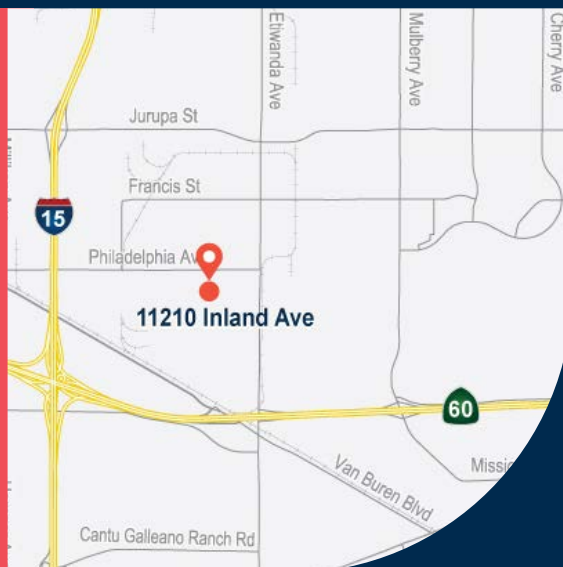
Offering close access to key freeway arteries, rail lines and airports including the Ontario International Airport and San Bernardino International Airport. A superior location with direct access to Interstates 10 and 15 and close proximity to State Routes 60, as well to other Inland Empire cities and Los Angeles and Orange County markets make it a draw for tenants and businesses seeking to expand or consolidate.

**150' Concrete Truck Court
(On Average)**

**Four (4) Dock Position
Doors**

Two (2) Grade Level Door

**Convenient Access to I-10
and I-15 Freeways.**



Specifications

61,391 sq. ft.
AVAILABLE

3,000 sq. ft.
ESTIMATED OFFICE AREA

24'
CLEAR HEIGHT

1990
YEAR BUILT

Four (4)
DOCK DOORS

Two (2)
GROUND LEVEL DOORS

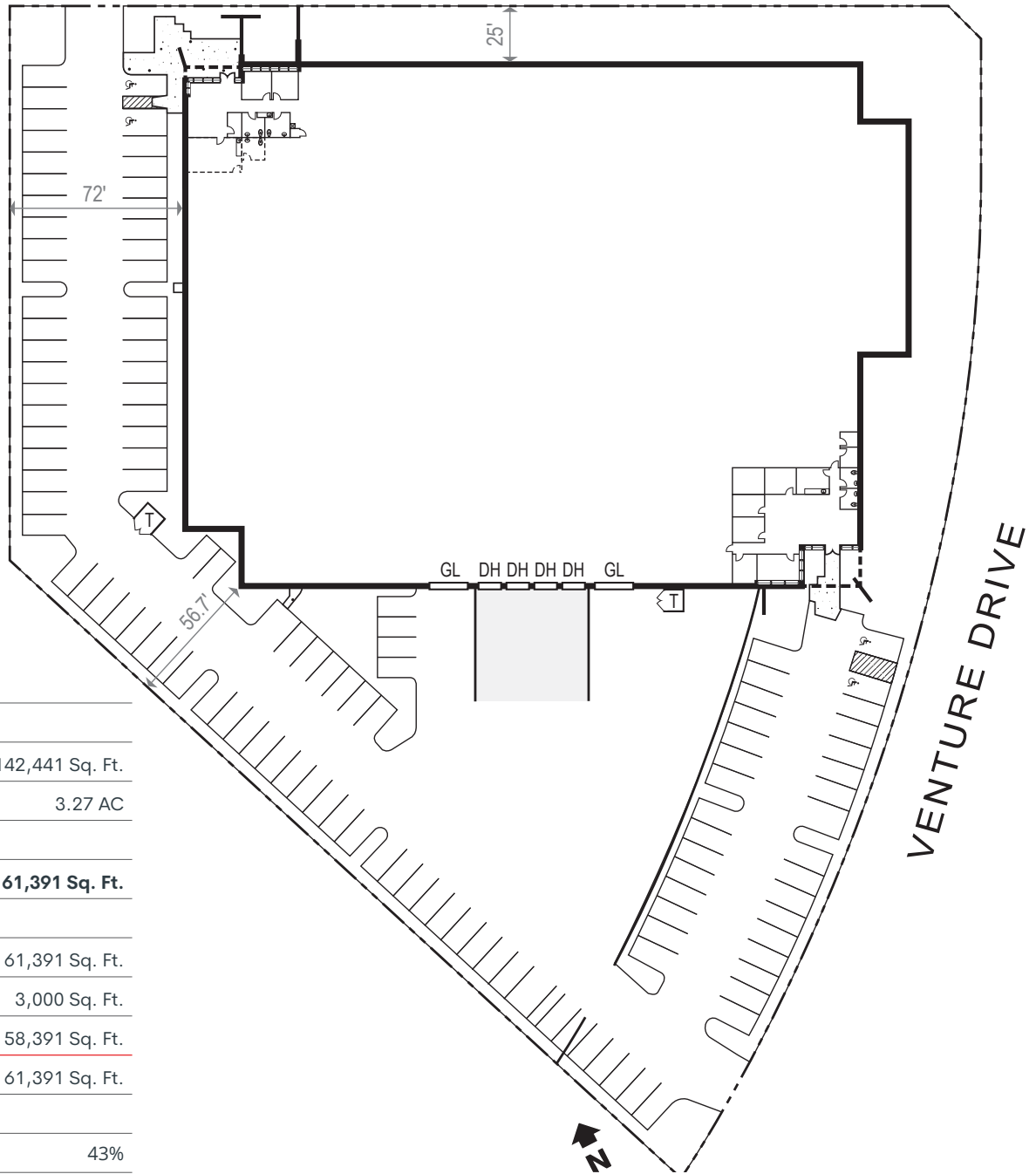
UP TO 115 Spaces
AUTO PARKING

**1,600 Amps, 480/277V
3-Phase (VERIFY)**
CITY OF JURUPA VALLEY POWER

0.45/3,000 SF
FIRE SPRINKLERS



INLAND AVENUE



SITE AREA

In S.F.	142,441 Sq. Ft.
In Acres	3.27 AC

BUILDING AREA 61,391 Sq. Ft.

TOTAL AVAILABLE

Avail Space	61,391 Sq. Ft.
Office	3,000 Sq. Ft.
Warehouse	58,391 Sq. Ft.

TOTAL 61,391 Sq. Ft.

COVERAGE 43%

PARKING

Auto	115 Stalls
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TRUCK COURT 124' - 167'

