

# HORIZON BUSINESS PARK

4401 ETIWANDA AVENUE | UNIT C | JURUPA VALLEY | CALIFORNIA 91752

LEASE RATE  
**\$1.45/SF**  
GROSS  
WITH  
**\$0.06/SF**  
CAM FEE



**AVAILABLE FOR LEASE**  
**±5,148 SQUARE FEET**

 [JONESINDUSTRIALTEAM.COM](http://JONESINDUSTRIALTEAM.COM)

PLEASE CONTACT:

**JONES**  
INDUSTRIAL TEAM

**KEN JONES, SIOR**  
Senior Vice President/Principal  
kjones@lee-assoc.com  
909.373.2726  
DRE # 01703262

**BEN PALITZ**  
Senior Vice President/Principal  
bpalitz@lee-assoc.com  
909.373.2910  
DRE # 02093182

**COLE MCFETTERS**  
Associate  
cmcftters@lee-assoc.com  
909.373.2733  
DRE #02203508

3535 Inland Empire Boulevard | Ontario | California 91764 | 909-989-7771 | [lee-associates.com](http://lee-associates.com) | Corporate DRE #: 00976995

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 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY OVERVIEW

## UNIT C HIGHLIGHTS

- OFFICE RESTROOMS
- EXCELLENT PROXIMITY TO THE I-15 & CA-60 FREEWAYS
- CALCULATED SPRINKLER SYSTEM
- PROFESSIONAL BUSINESS PARK ENVIRONMENT
- WAREHOUSE RESTROOMS
- ±1.24 ACRE PARCEL OF LAND

## KEY HIGHLIGHTS



**±5,148 SF**

UNIT SIZE (POL ±20,413 SF BUILDING)



**±1,300 SF OF HVAC**

OFFICE SPACE



**200 AMPS**

120/208 VOLTS (VERIFY)



**18'**

MINIMUM CLEARANCE



**TWO (2)**

DOCK HIGH LOADING DOORS



**FULL DRIVE AROUND**

CAPABILITY

**MOVE-IN READY & AVAILABLE NOW**

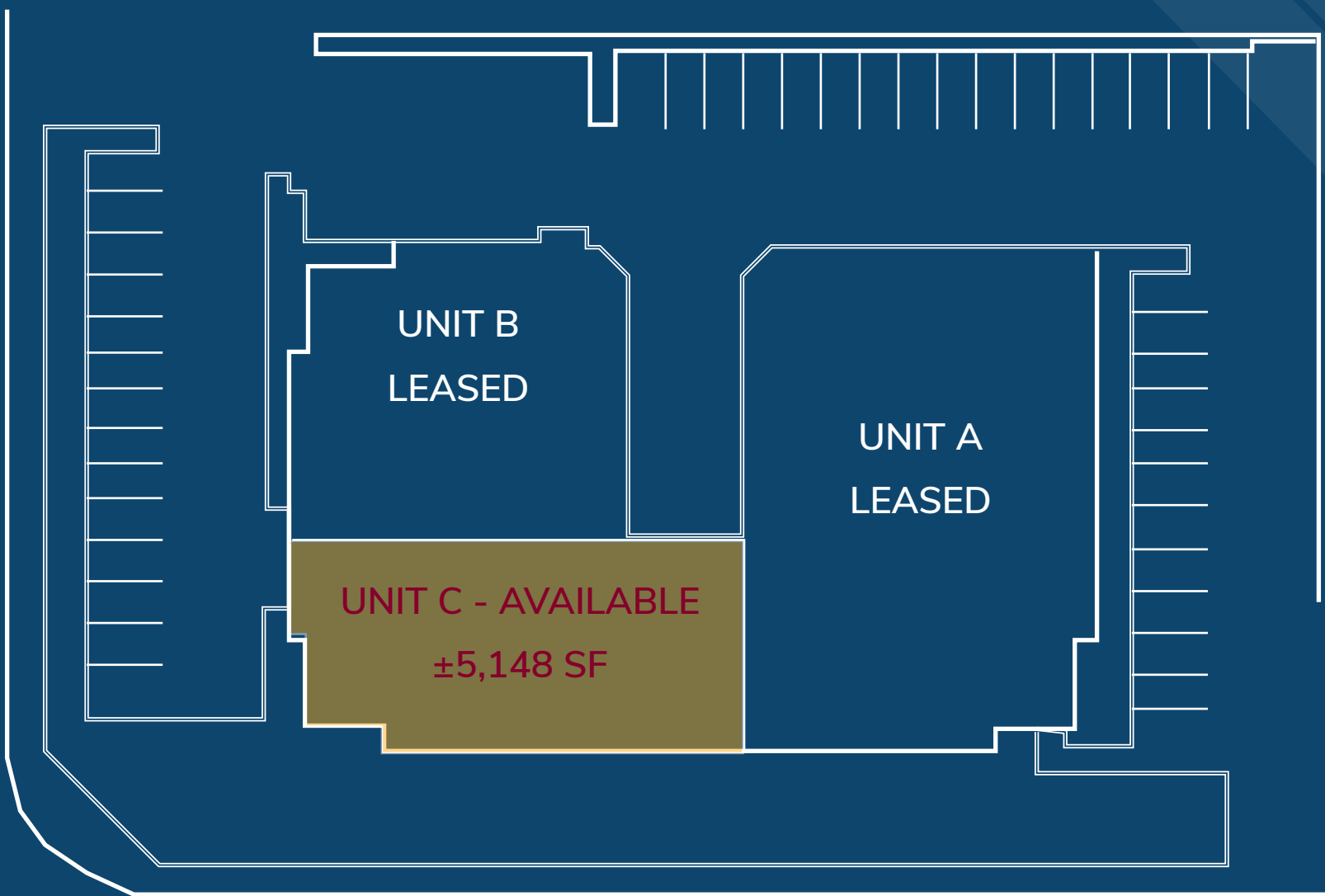


# PROPERTY PHOTOS



# SITE PLAN

THURSTON LANE



ETIWANDA AVENUE

# LOCATION MAP

