

±23,870 SF AVAILABLE FOR SALE

CATERPILLAR INDUSTRIAL PARK - BUILDING 1

6175 20TH STREET

JURUPA VALLEY | CALIFORNIA 92509

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
Corporate ID #00976995

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REAL ESTATE

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±23,870 SQUARE FOOT INDUSTRIAL BUILDING

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PROPERTY HIGHLIGHTS

- ±23,870 SQUARE FEET AVAILABLE
- ±3,008 SQUARE FEET OF OFFICE SPACE
- 26' CLEARANCE HEIGHT
- TWO (2) DOCK HIGH DOORS
- ONE (1) GROUND LEVEL LOADING DOOR
- ESRF SPRINKLER SYSTEM (K17 @ 52 PSI)
- 800 AMPS, 277/480 VOLTS (verify)
- ENERGY EFFICIENT WAREHOUSE AND OFFICE LIGHTING
- ±42 VEHICLE PARKING STALLS
- IN CLOSE PROXIMITY TO THE CA-60, CA-91 AND I-10 FREEWAYS
- CITY OF JURUPA VALLEY: MANUFACTURING MEDIUM ZONING (M-M)



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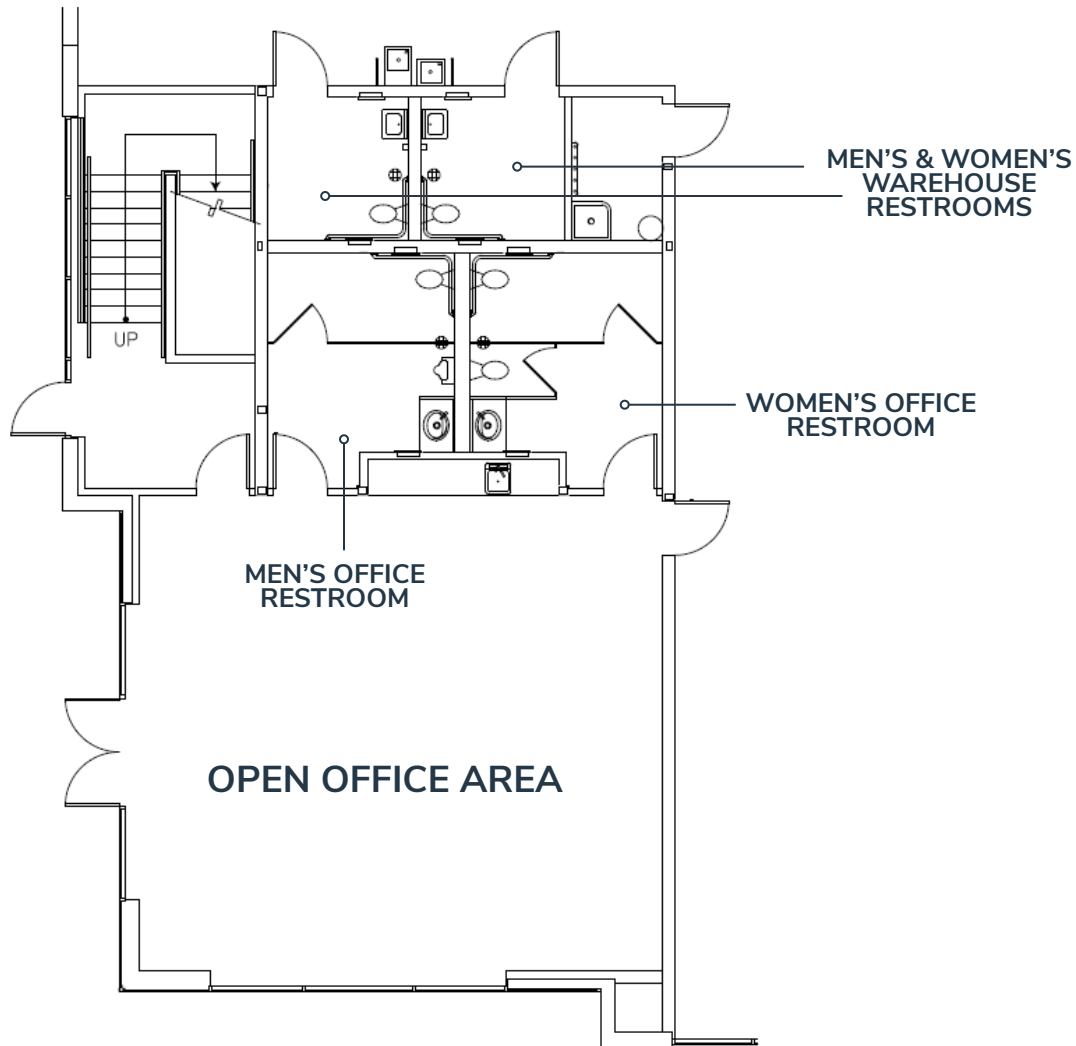
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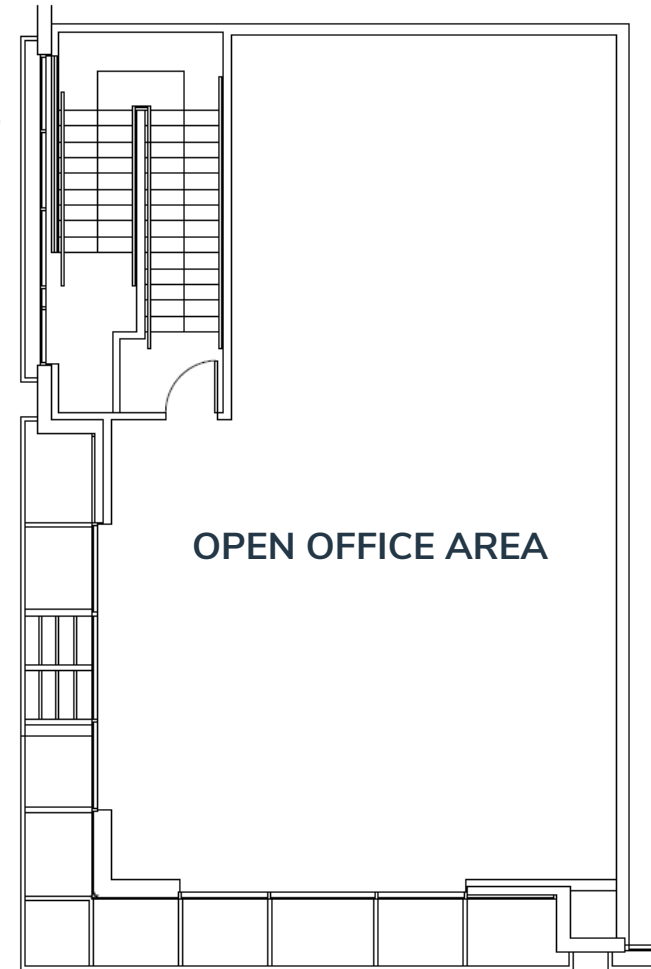
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MEZZANINE OFFICE FLOOR PLAN



GROUND FLOOR OFFICE FLOOR PLAN



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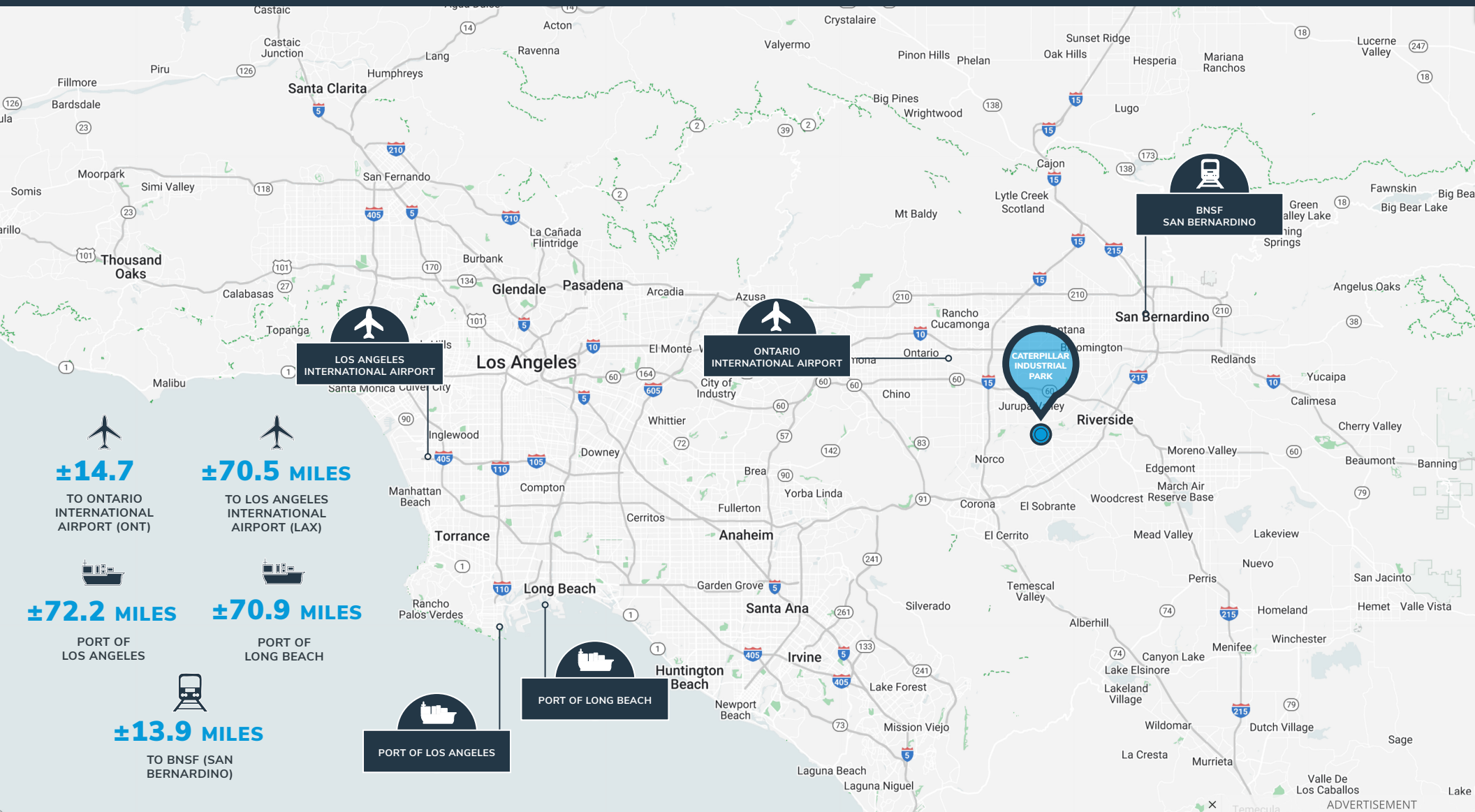
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