

±47,231 SF AVAILABLE FOR SALE

CATERPILLAR INDUSTRIAL PARK - BUILDINGS 1 & 2

6175 & 6173 20TH STREET

JURUPA VALLEY | CALIFORNIA 92509



Corporate ID #00976995

KEN JONES, SIOR

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REAL ESTATE

AVAILABLE FOR SALE

±47,231 SQUARE FOOT INDUSTRIAL BUILDING

CATERPILLAR INDUSTRIAL PARK

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PROPERTY HIGHLIGHTS

- ±47,231 SQUARE FEET AVAILABLE
- ±6,016 SQUARE FEET OF OFFICE SPACE
- 26' CLEARANCE HEIGHT
- FOUR (4) DOCK HIGH DOORS
- TWO (2) GROUND LEVEL LOADING DOORS
- ESFR SPRINKLER SYSTEM (K17 @ 52 PSI)
- 800 AMPS, 277/480 VOLTS (verify)
- ENERGY EFFICIENT WAREHOUSE AND OFFICE LIGHTING
- ±86 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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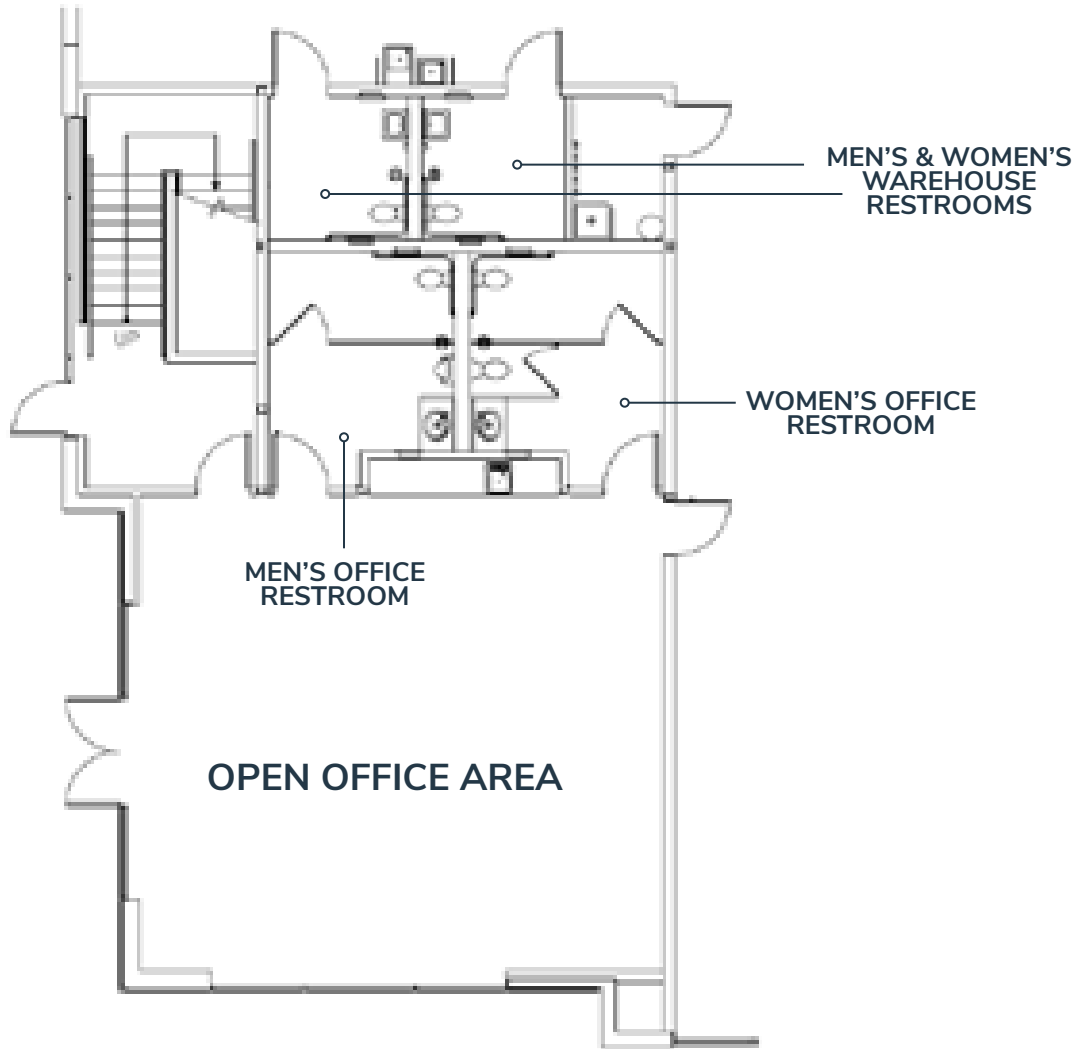
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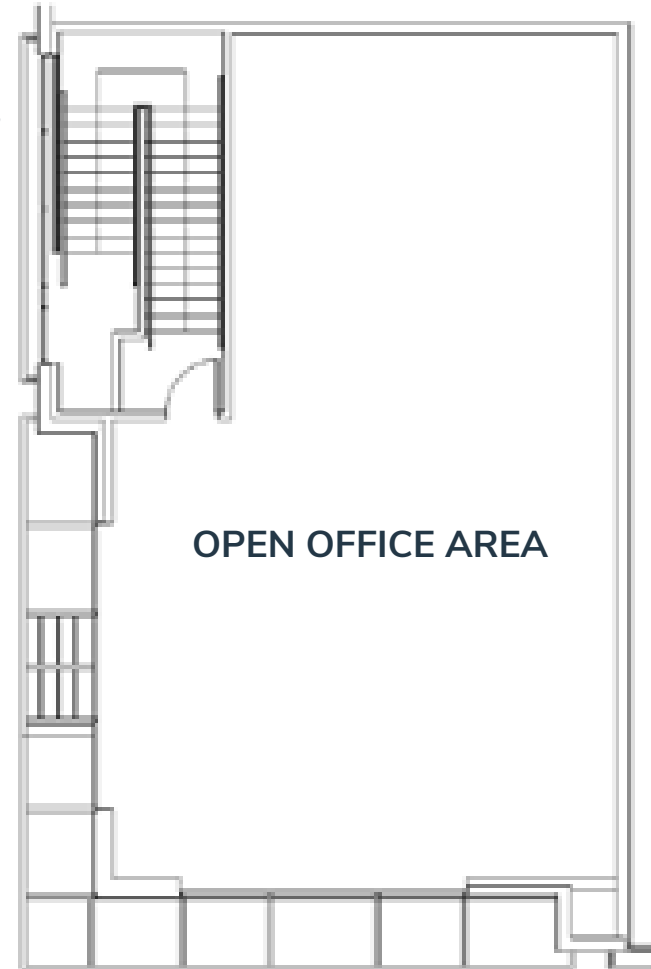
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MEZZANINE OFFICE FLOOR PLAN



GROUND FLOOR OFFICE FLOOR PLAN



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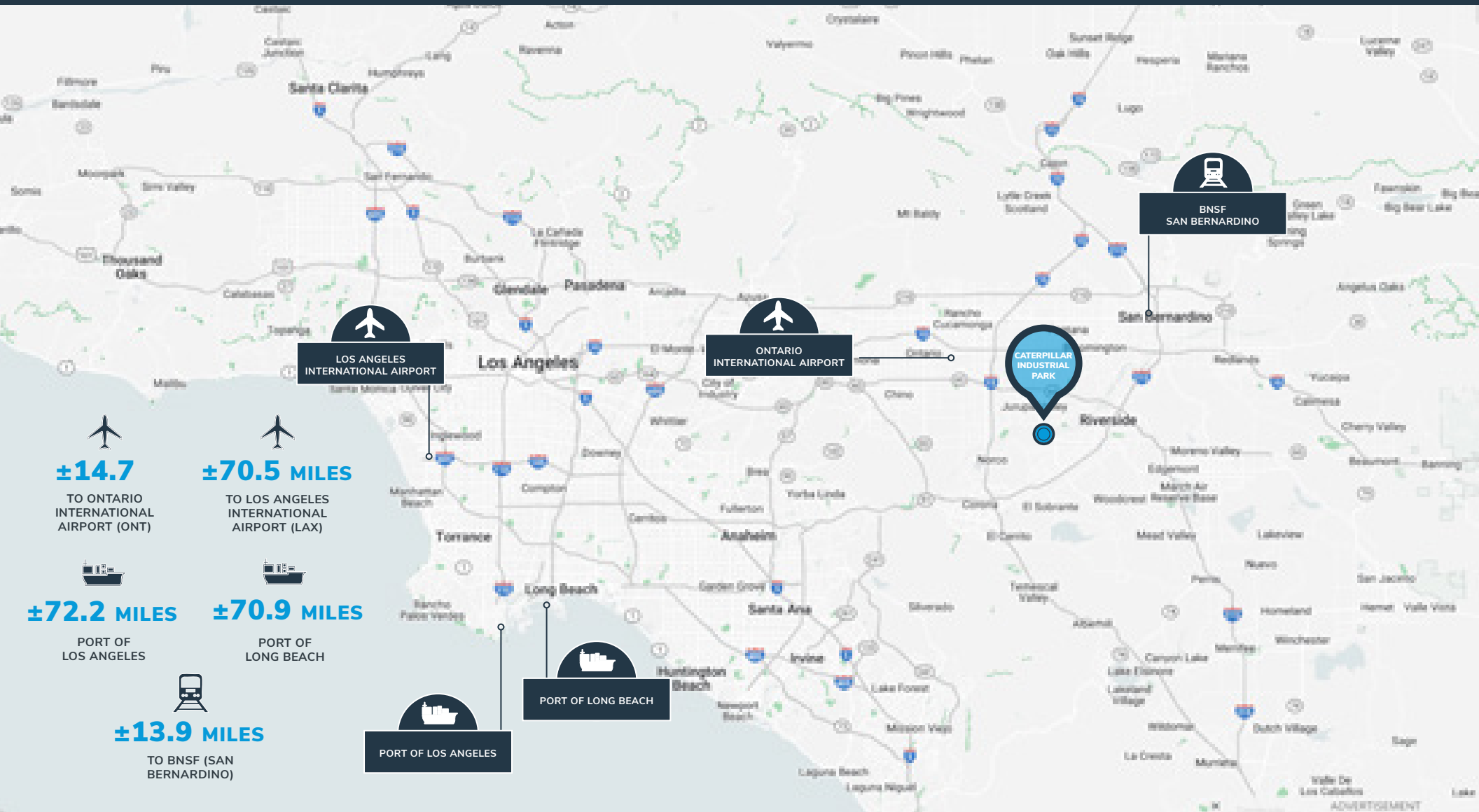
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