



35,900 SF - 53,100 SF AVAILABLE FOR LEASE

4225 ETIWANDA AVENUE | JURUPA VALLEY, CA
MULTI-TENANT INDUSTRIAL BUILDING





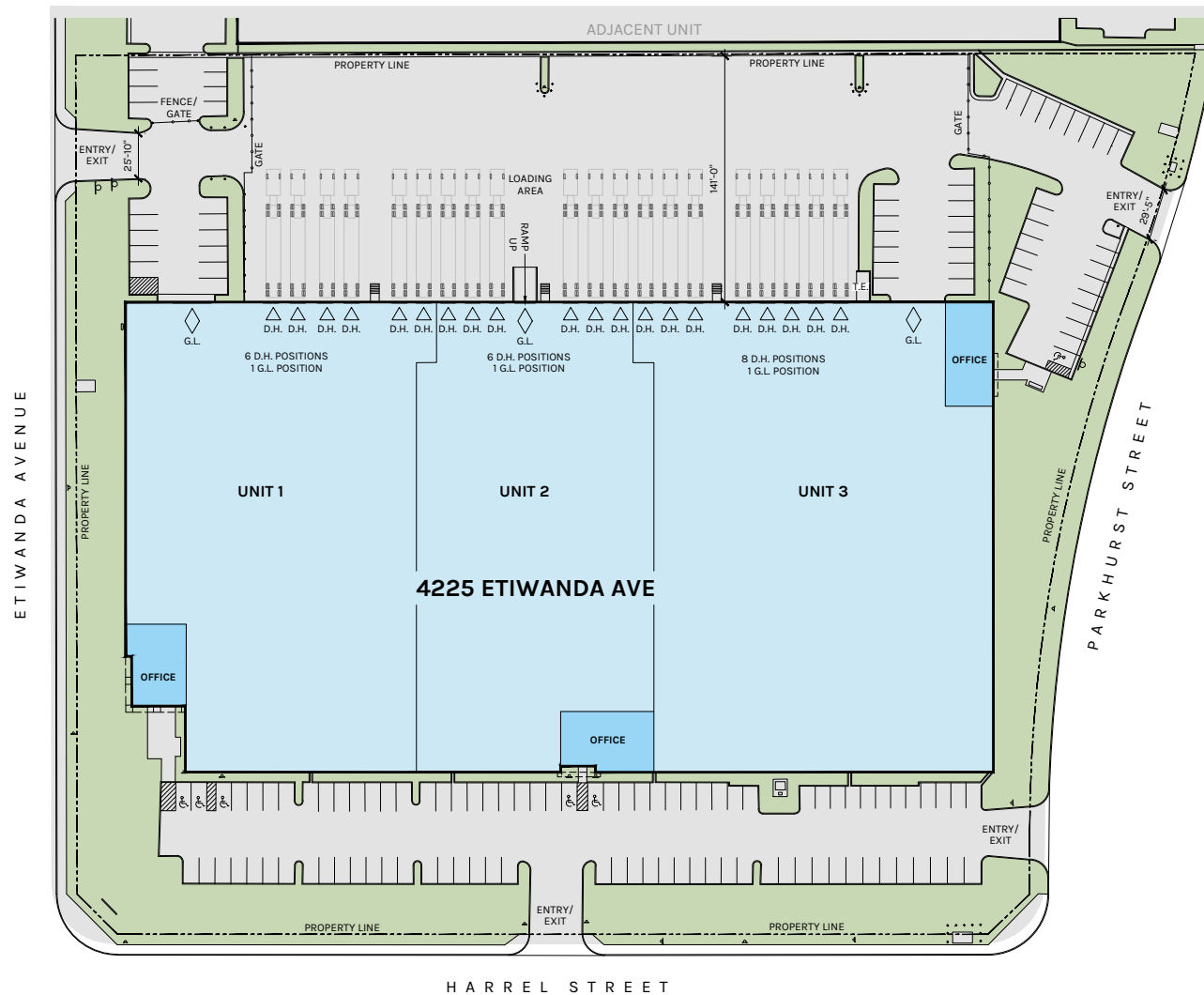
PROPERTY HIGHLIGHTS

- High image building
- Excellent access to the I-15 and SR-60 freeways
- 20 dock high and 3 ground level doors
- 30' clear height
- ESFR sprinklers (K-17)
- LED warehouse lighting
- 141' truck court
- Conveniently located within close proximity of the Ontario International Airport (± 4.4 miles)



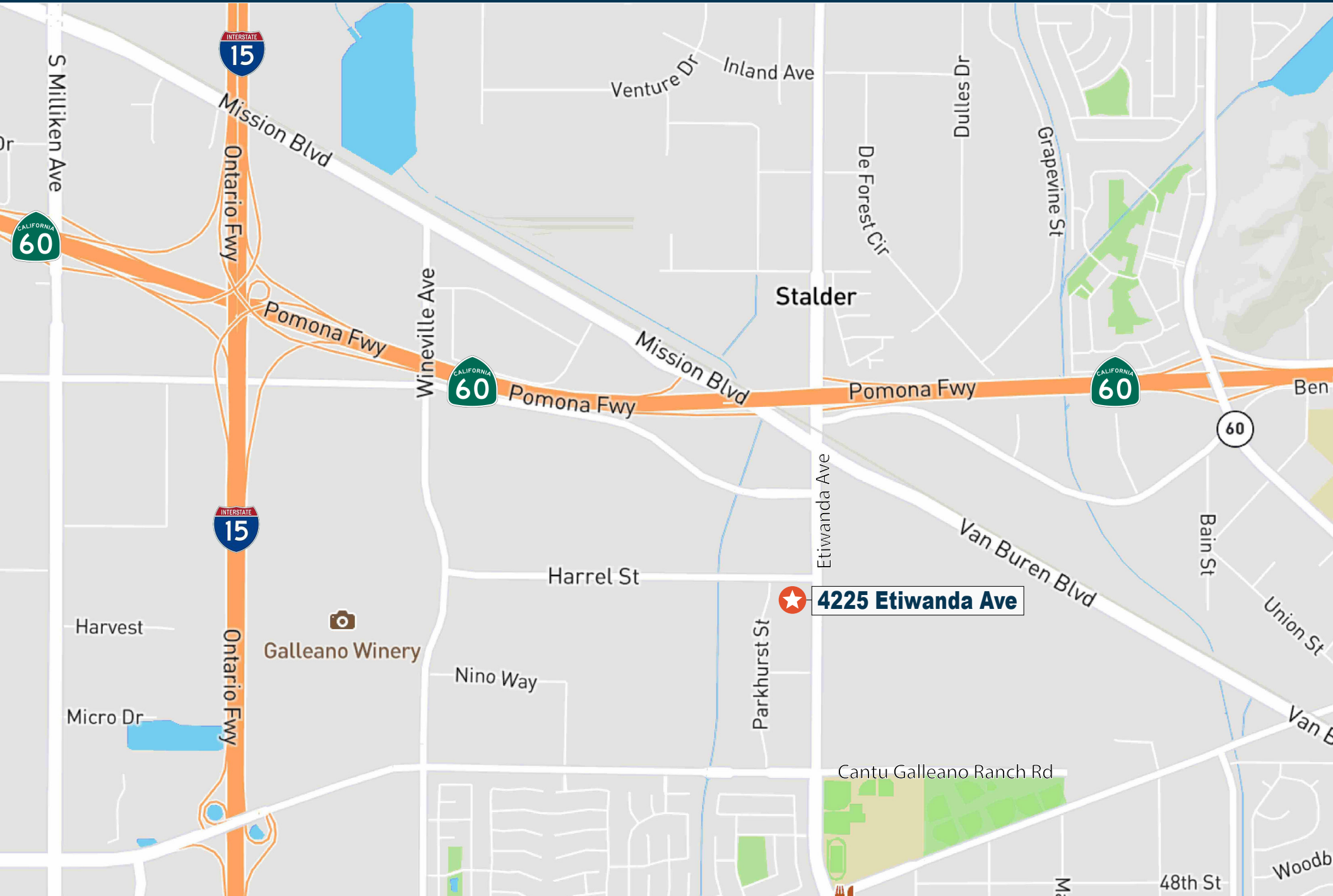


SUITES	TOTAL SF	WAREHOUSE	OFFICE	DH/GL	POWER	DOCK EQUIPMENT	SPACE TYPE
1	45,500 SF	41,774 SF	3,726 SF	6 DH / 1 GL	400 AMPS	E.O.D. ON EACH DOCK DOOR	WAREHOUSE
2	35,900 SF	34,454 SF	1,446 SF	6 DH / 1 GL	200 AMPS	E.O.D. ON EACH DOCK DOOR	WAREHOUSE
3	53,100 SF	51,444 SF	1,656 SF	8 DH / 1 GL	400 AMPS	PIT LEVELERS ON EACH DOOR	WAREHOUSE



Surrounding Area

4225 ETIWANDA AVE

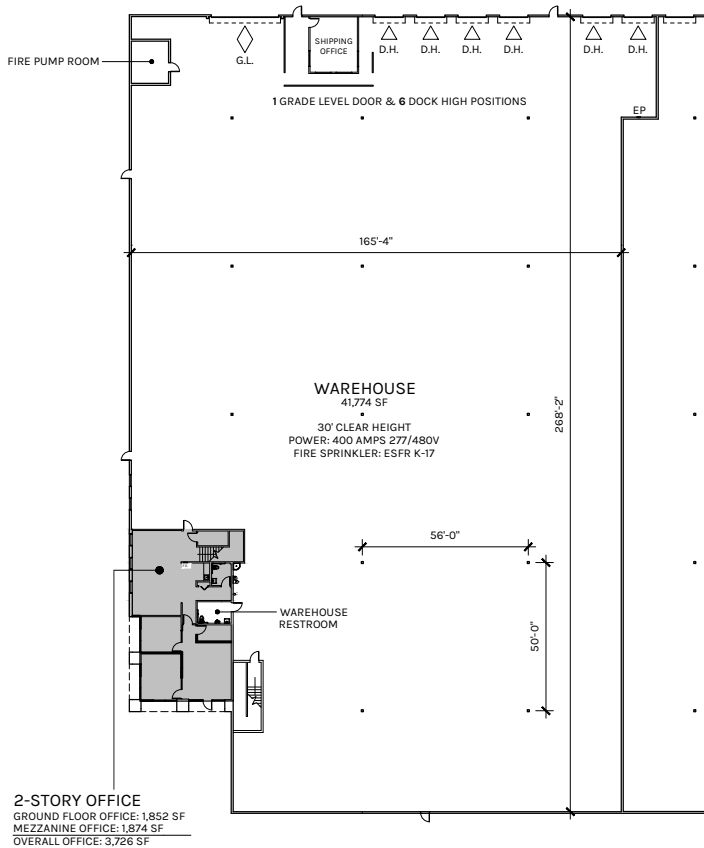




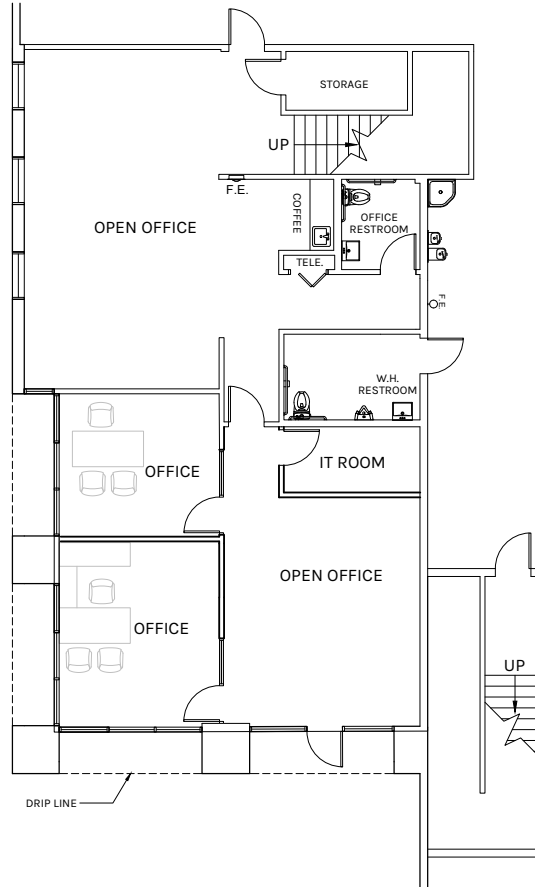
HARREL ST

PARKHURST ST

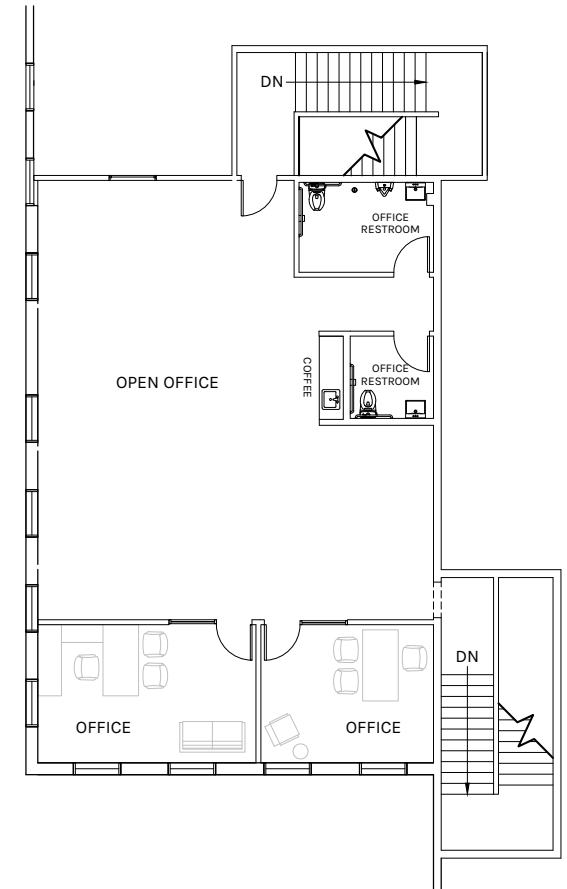
ETIWANDA AVE



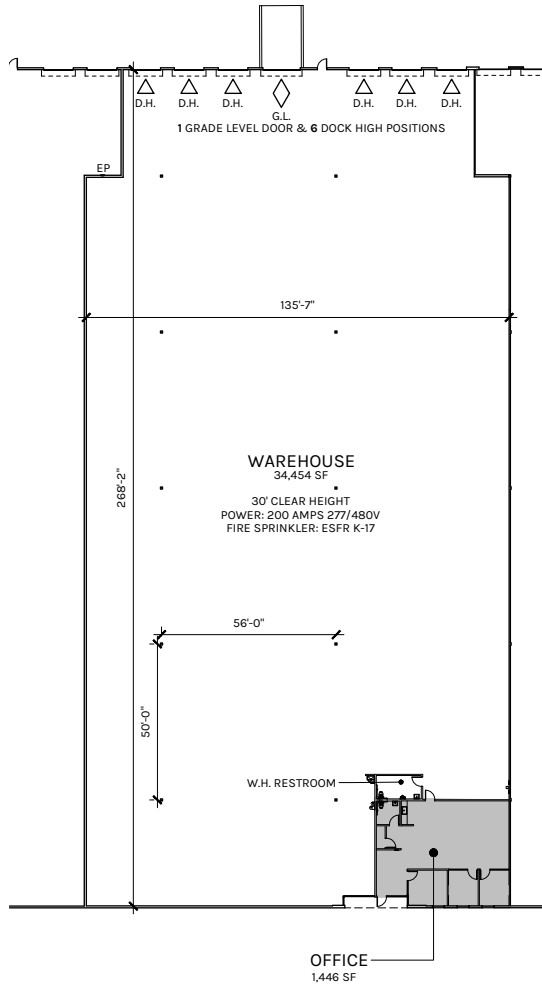
WAREHOUSE
41,774 SF



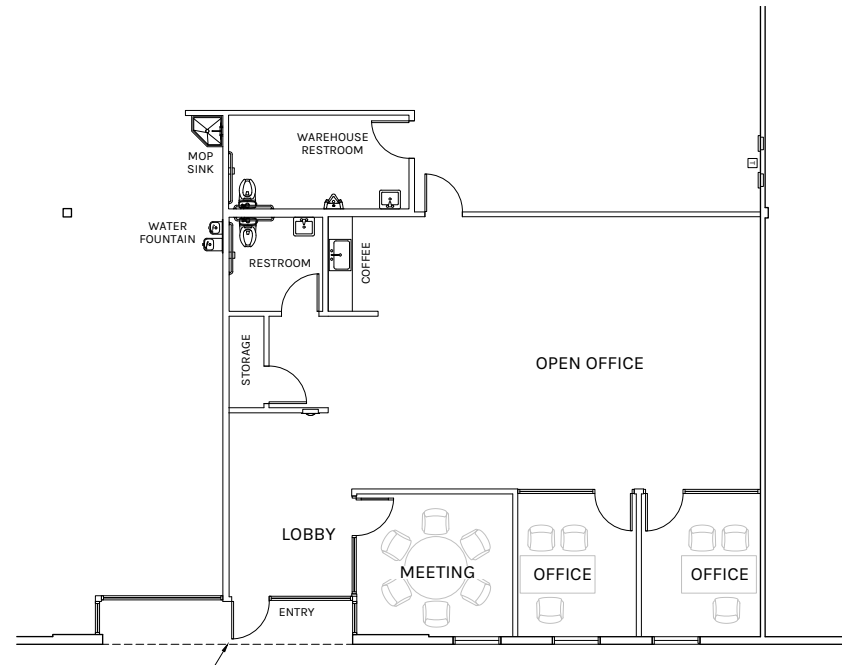
OFFICE
1,852 SF



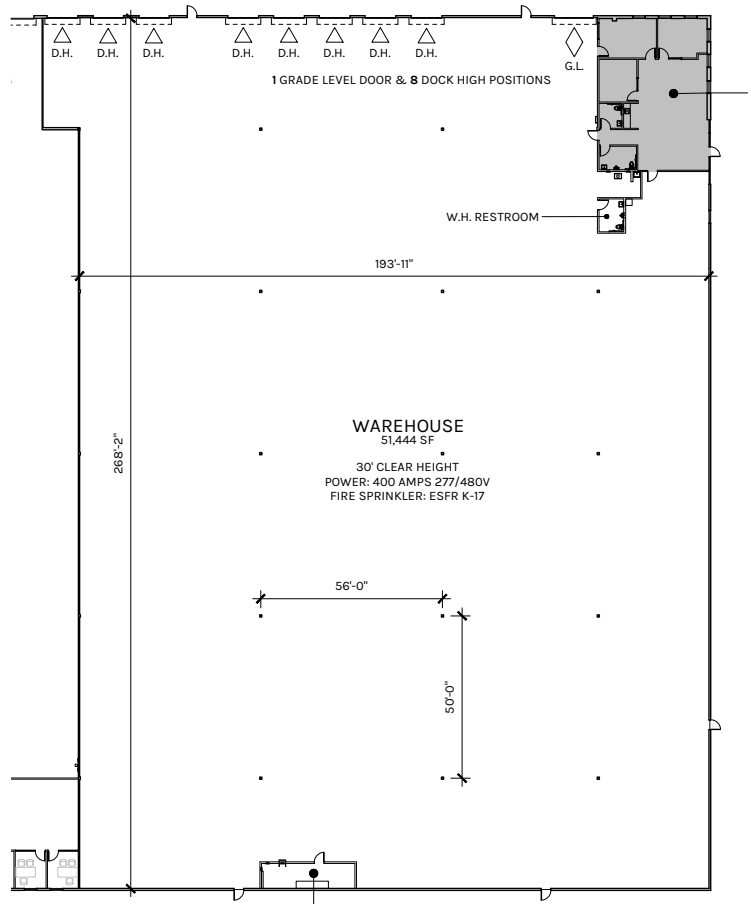
MEZZANINE
1,874 SF



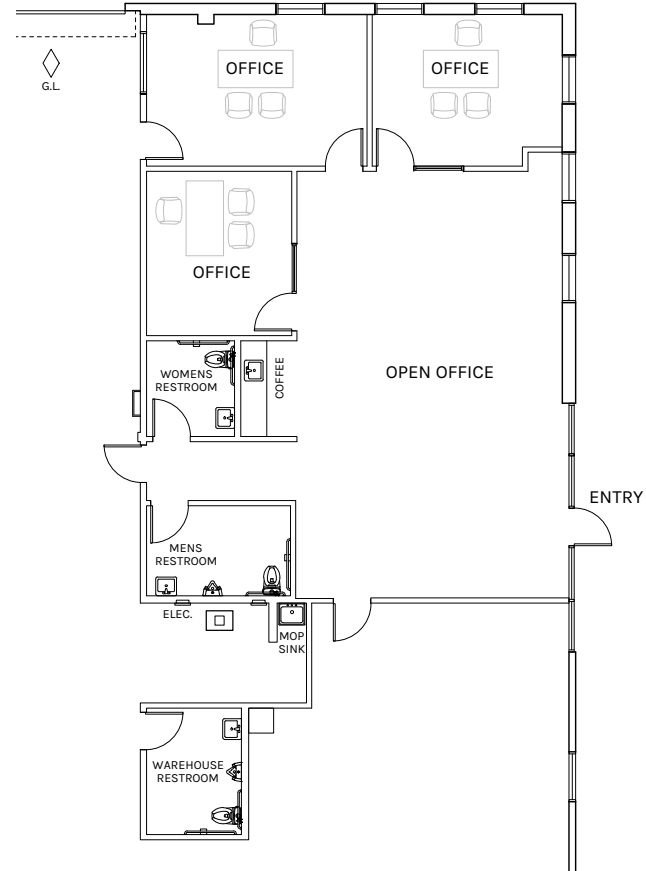
WAREHOUSE
34,454 SF



OFFICE
1,446 SF



WAREHOUSE
51,444 SF



OFFICE
1,656 SF

Property Location

4225 ETIWANDA AVE



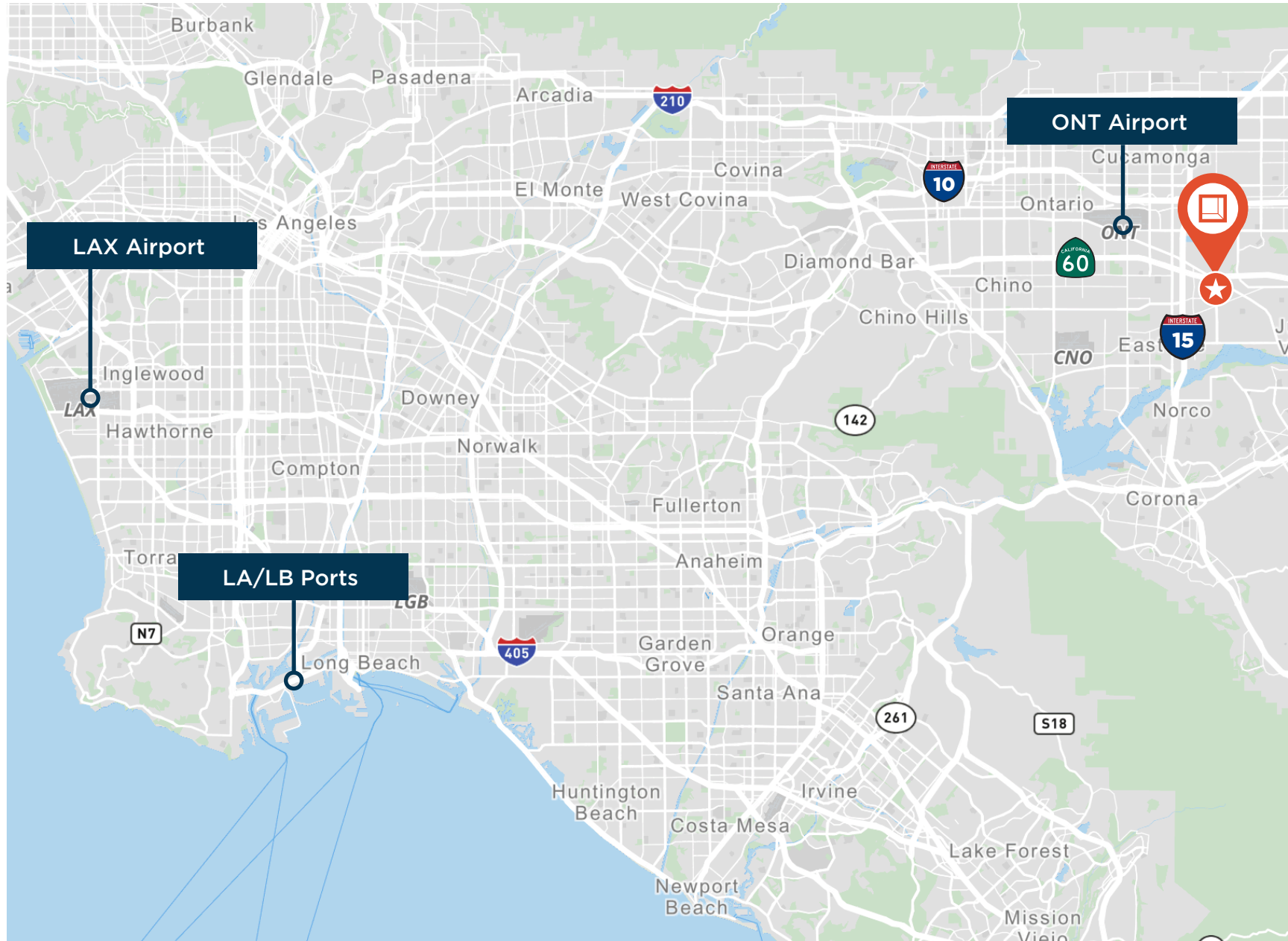
0.5 Miles
to CA-60 fwy

1.4 Miles
to I-15 fwy

6.5 MILES
to Ontario
International
Airport (ONT)

59.6 Miles
to Los Angeles
International
Airport (LAX)

59.5 Miles
to Ports of Los
Angeles and Long
Beach





**Rexford
Industrial**

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