

AVAILABLE FOR LEASE OR SALE

# BIRTCHEER BUSINESS PARK AT BELLEGRAVE

**10258 BIRTCHEER DRIVE**

**BUILDING #12**

**JURUPA VALLEY, CA 91752**

10258

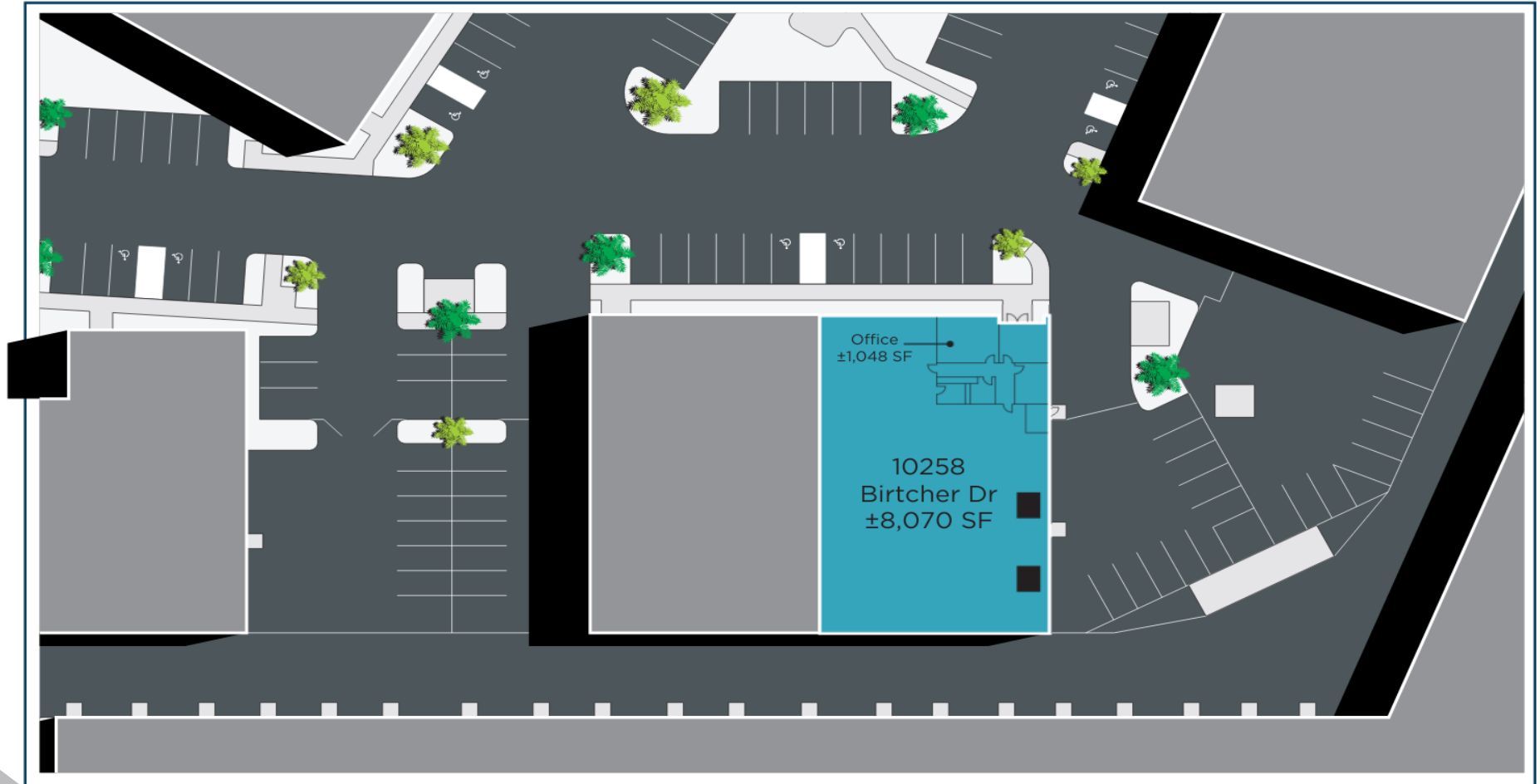
## PROPERTY FEATURES



- Building Size: Freestanding  $\pm 8,070$  SF
- Office Size:  $\pm 1,800$  SF
- Ground Level Doors: 2- 12'x14'
- Clear Height: 14' Minimum
- Power: 400 Amps, 277/480 Volts
- Warehouse Lighting: T-8 and 8' Strip Lighting
- Warehouse Ceiling: White-Scrim Foil Insulation
- Sky Lights: 5
- Fire Sprinkler Systems: .33 GPM/3000
- Parking: Ample on-site parking
- Yard: Large Secured Yard
- Location: Less than 2 miles from I/15/Hwy 60 Interchange

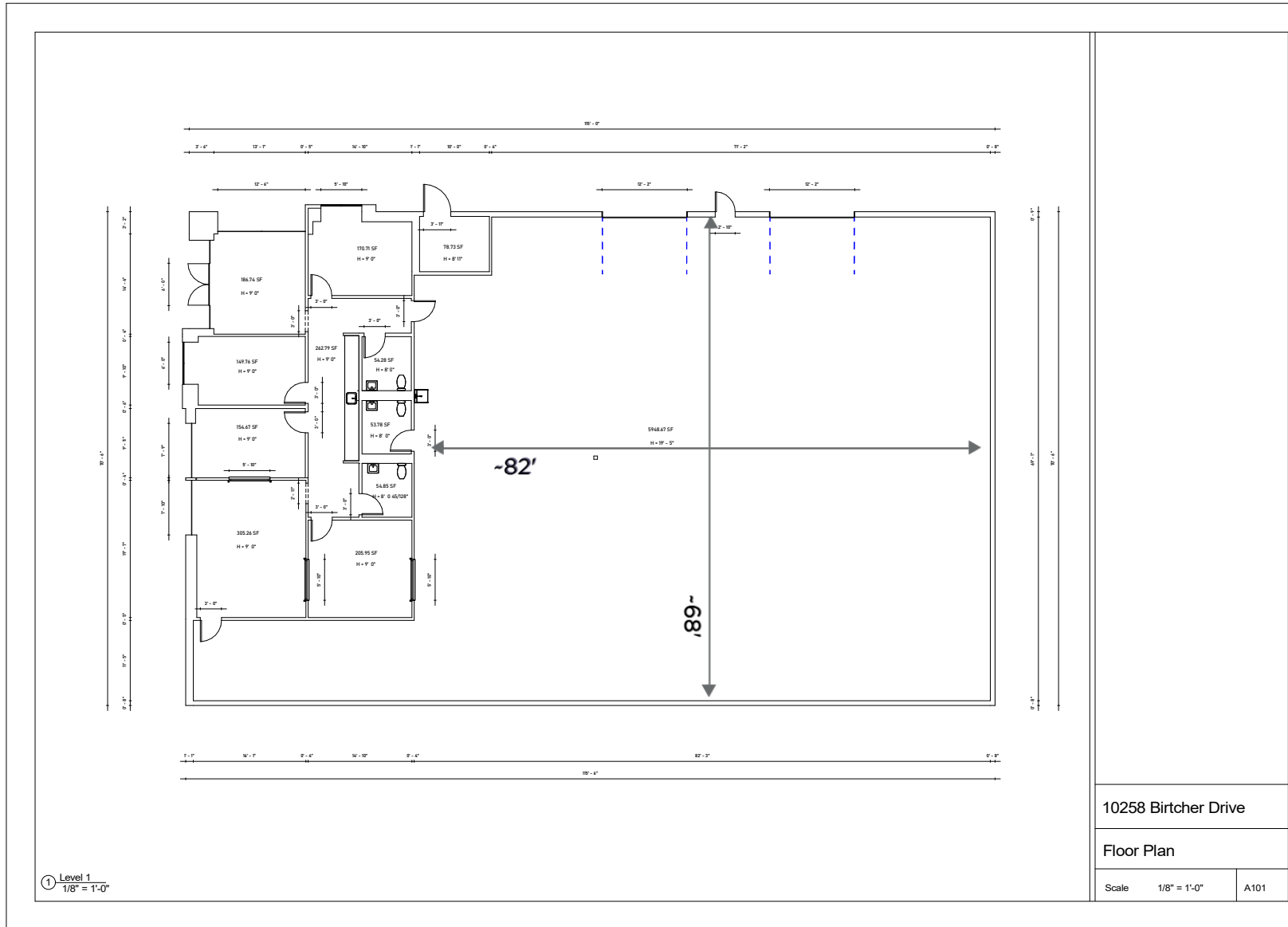
# PROPERTY

## SITE PLAN

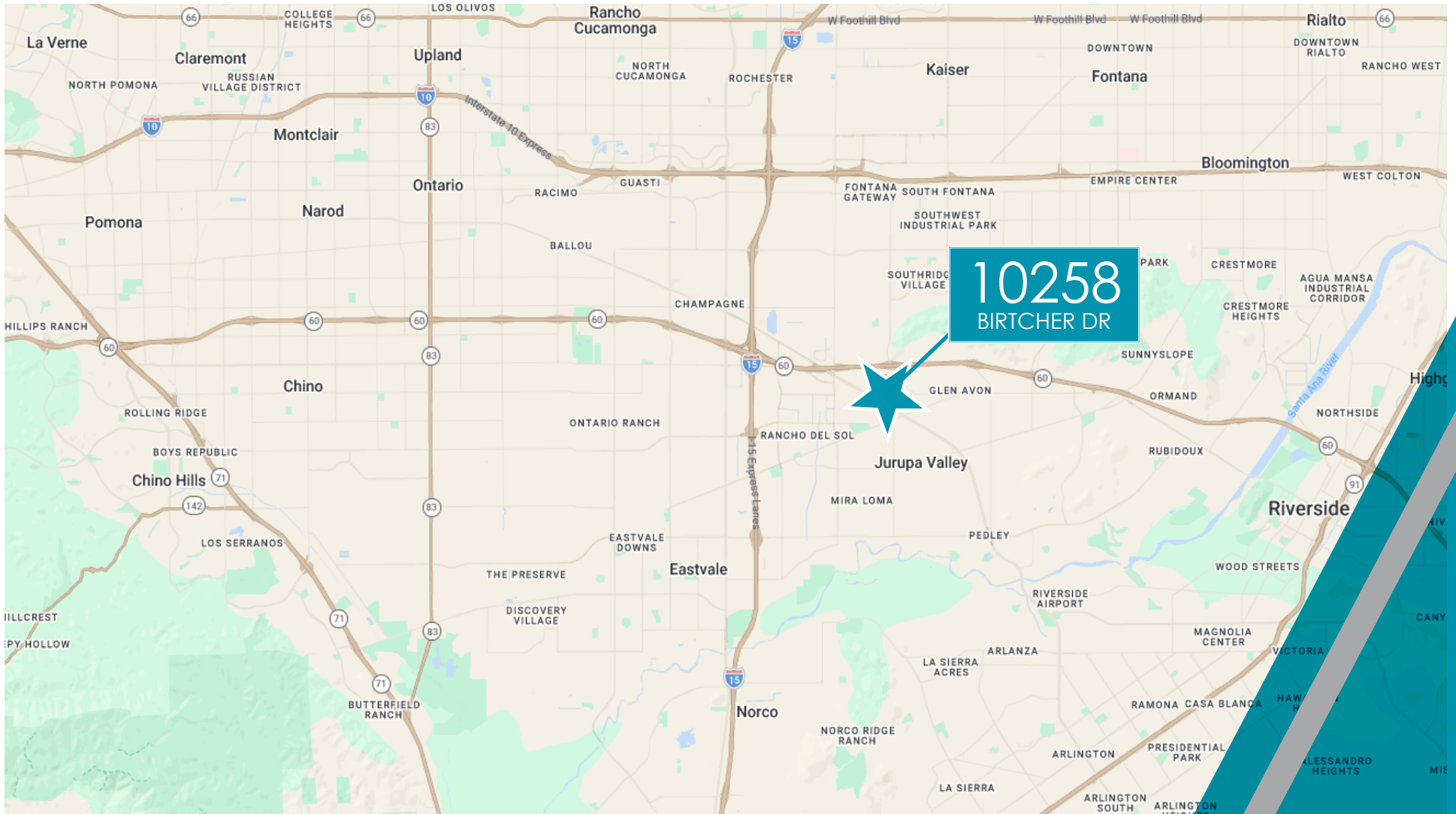


# PROPERTY

## FLOOR PLAN



## AERIAL MAP





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