

**±228,011 SF
FOR LEASE**

2 FREESTANDING INDUSTRIAL BUILDINGS

10225 & 10235 SAN SEVAINE WAY | JURUPA VALLEY

**\$0.89 NNN
+ \$0.13 OPEX**



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY PROFILE

2 FREESTANDING BUILDINGS | ±228,011 SF
10225 & 10235 SAN SEVAINE WAY | JURUPA VALLEY



PROPERTY FEATURES | 10225 San Sevaime Way

- » **Building Size:** ±122,470 SF
- » **Clear Height:** 27'
- » **Lighting:** LED lighting (Exterior) | LED & fluorescent (Interior)
- » **Warehouse Restroom:** ±200 SF
- » **Doors:** 16 DH doors / 8 GL doors
- » **Sprinklers:** .45 / 2000 density
- » **APN:** 156-210-031
- » **Parking:** 132 parking spaces (275 Total)
- » **Secured Yard:** Half the docks are secured + large open space behind building
- » **Building Type:** Single-tenant, freestanding
- » **Skylights:** 57 (~1 per ±2,148 SF)
- » **Combined Power:** 2,600A 480V 3PH 4W Total (Separately Metered Services: 1,600A at 10225 San Sevaime + 1,000A at 10235 San Sevaime)

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PROPERTY PROFILE

2 FREESTANDING BUILDINGS | ±228,011 SF
10225 & 10235 SAN SEVAINE WAY | JURUPA VALLEY



PROPERTY FEATURES | 10235 San Sevaime Way

- » **Building Size:** ±105,541 SF
- » **Clear Height:** 27'
- » **Lighting:** LED lighting (Exterior) | LED & fluorescent (Interior)
- » **Office Size:** ±2,400 SF
- » **Doors:** 6 GL doors / 6 drive-in doors
- » **Sprinklers:** .45 / 2000 density
- » **APN:** 156-210-030
- » **Parking:** 143 parking spaces (275 Total)
- » **Secured Yard:** Half the docks are secured + large open space behind Building 1
- » **Building Type:** Single-tenant, freestanding
- » **Skylights:** 59 (~1 per ±1,788 SF)
- » **Combined Power:** 2,600A 480V 3PH 4W Total (Separately Metered Services: 1,600A at 10225 San Sevaime + 1,000A at 10235 San Sevaime)

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**AERIAL
VIEW**

2 FREESTANDING BUILDINGS | ±228,011 SF
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LOCATION MAP

2 FREESTANDING BUILDINGS | ±228,011 SF
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FOR MORE INFORMATION:

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