

INDUSTRIAL FOR SALE!

MGR
Real Estate



Rubidoux Blvd



2532 & 2550 RUBIDOUX BLVD JURUPA VALLEY CA 92509.



Description:

This is a unique investment opportunity featuring four parcels strategically located near the 60 and I-10 freeways, ideal for businesses seeking growth. The property includes a two-story retail building and a storage facility ready for upgrades to suit specific business needs. The minimal flood risk in flood zone X and proximity to major logistics companies like Amazon and FedEx enhance its appeal. Don't miss out on this chance to secure a prime location for your business development. If the buyer needs to buy just some of the parcels, the Seller is willing to negotiate it.

Highlights:

- Four Parcels
- +/-203,861 SqFt
- 4.68 Acres
- Industrial Zone
- Investment or Owner user
- Land with one building structure and a storage
- Close to 60 & I-10 Freeway
- Asking: \$43.65/SqFt

Permit include:

- Lumber and Wood Products
- Paper Products
- Manufacture of concrete, gypsum, plaster and mineral products
- Manufacture of cans and containers
- Manufacture and assembly of fencing
- Machinery
- Parking lots and Parking Structures
- Vehicle and motorcycle repair shops
- Building Materials Sales Yard
- Railroad Equipment
- Towing and Impoundment of Vehicles
- Truck and Trailer sales and Rental
- Recycling Collection Facilities
- Contractor Storage Yards
- Equipment Sales and Storage
- Salvage Yards
- Warehouse for Storage

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