

±44,728 SF AVAILABLE FOR SALE

CATERPILLAR INDUSTRIAL PARK - BUILDING 5

6111 20TH STREET

JURUPA VALLEY | CALIFORNIA 92509

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
Corporate ID #00976995

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REAL ESTATE

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±44,728 SQUARE FOOT INDUSTRIAL BUILDING

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PROPERTY HIGHLIGHTS

- ±44,728 SQUARE FEET AVAILABLE
- ±3,008 SQUARE FEET OF OFFICE SPACE
- 30' CLEARANCE HEIGHT
- FIVE (5) DOCK HIGH DOORS
- ONE (1) GROUND LEVEL LOADING DOOR
- ESFR SPRINKLER SYSTEM (K17 @ 52 PSI)
- 800 AMPS, 277/480 VOLTS (verify)
- ENERGY EFFICIENT WAREHOUSE AND OFFICE LIGHTING
- ±66 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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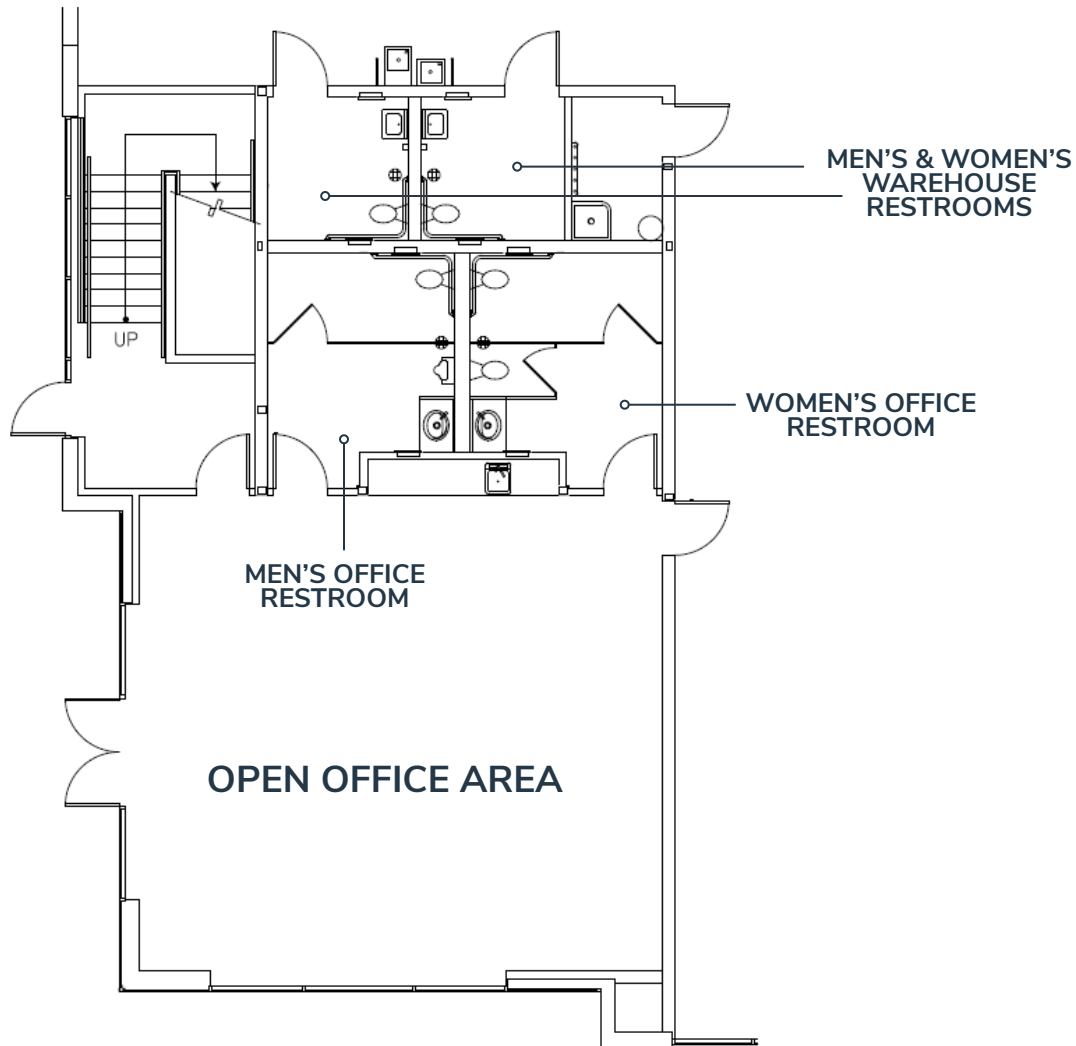
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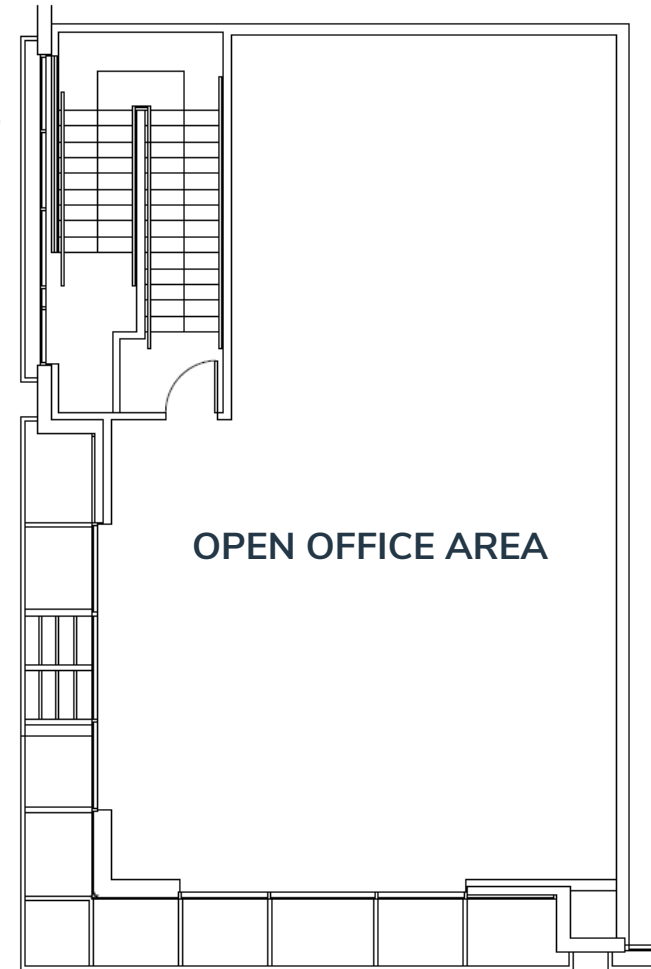
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MEZZANINE OFFICE FLOOR PLAN



GROUND FLOOR OFFICE FLOOR PLAN



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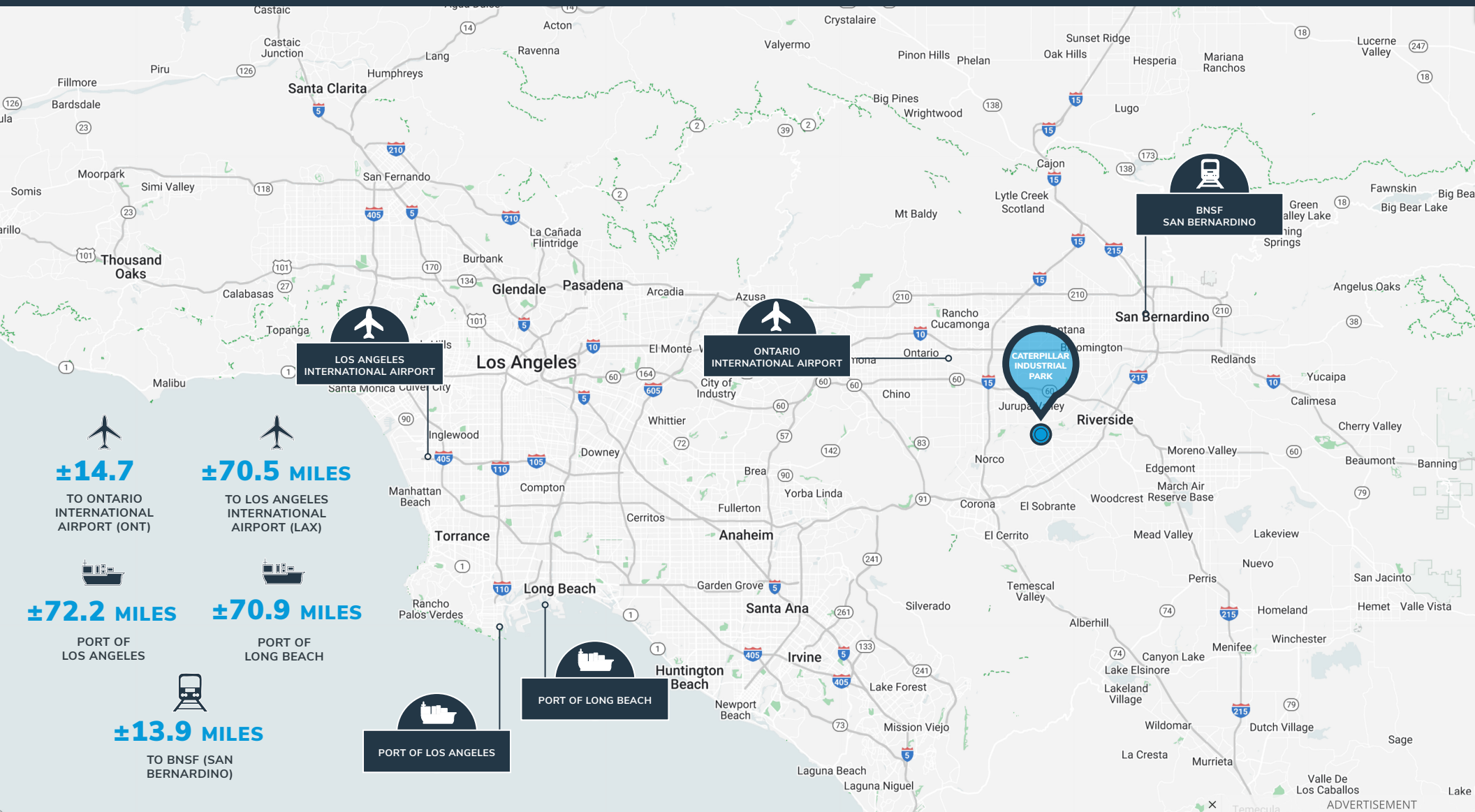
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