

**±105,541 SF
FOR LEASE**

FREESTANDING INDUSTRIAL BUILDING

10235 SAN SEVAINE WAY | JURUPA VALLEY, CA

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



MICHAEL GIULIANO
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3535 Inland Empire Boulevard | Ontario, CA 91764
(909) 989-7771 | lee-associates.com
Corporate ID: 00976995

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY PROFILE

±105,541 SF FREESTANDING BUILDING
10235 SAN SEVAINE WAY | JURUPA VALLEY, CA



PROPERTY FEATURES

- | | | |
|---|---|--|
| » 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 | » 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) | |
| » Power: 1,000A 480V 3PH 4W total (two separately metered services: 600A + 400A) | | |

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AERIAL VIEW

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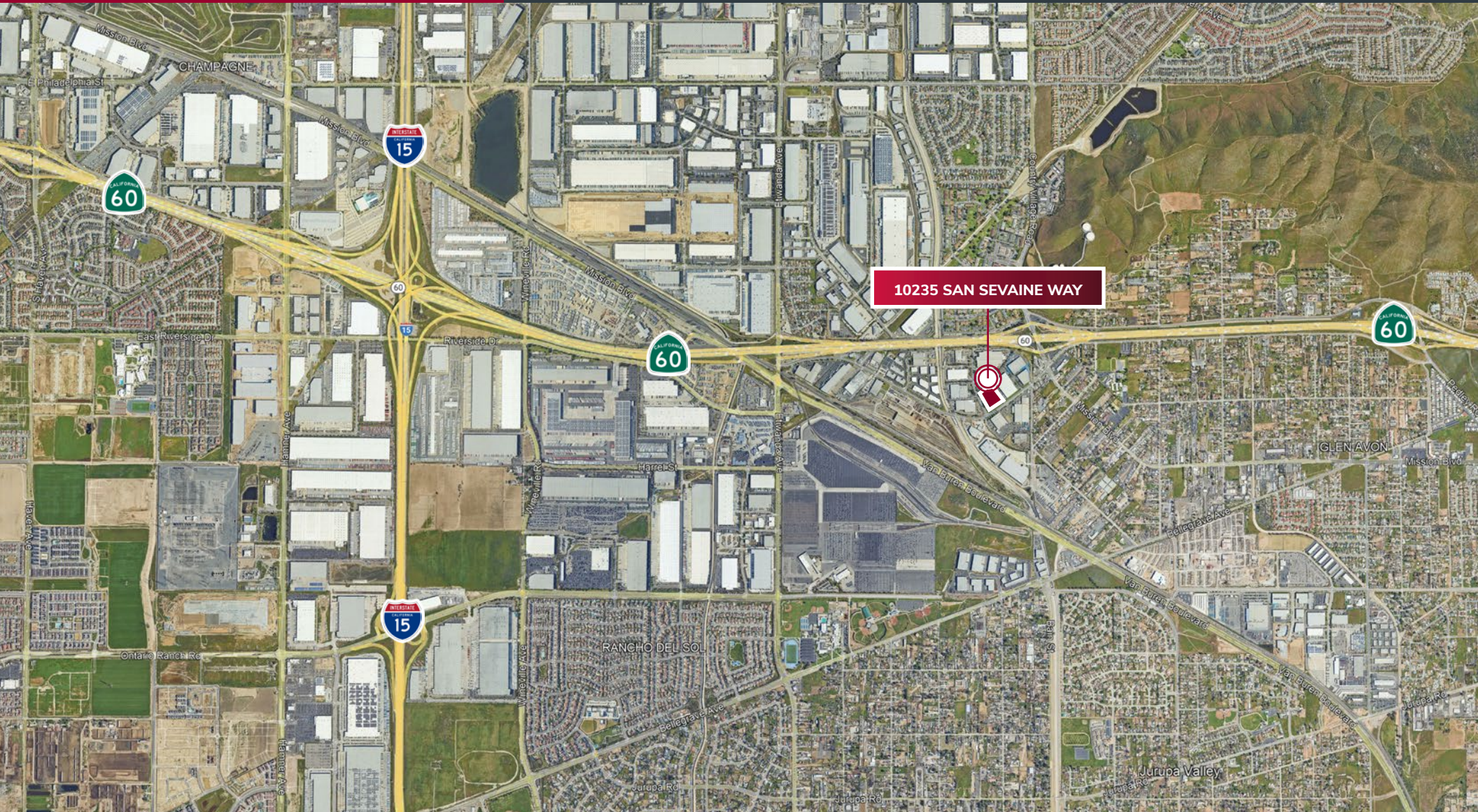
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LOCATION MAP

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FOR MORE INFORMATION:

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