

±47,327 SF For Sale & Lease

BELLEGRAVE BUSINESS PARK



10305 Birtcher Drive :: Jurupa Valley, CA 91752

LOCATION



For more information, please contact the exclusive agents:

Jim Koenig
Senior Vice President
Lic. 00905257
+1 909 418 2008
jim.koenig@cbre.com

David Consani
Executive Vice President
Lic. 00866234
+1 909 418 2005
david.consani@cbre.com

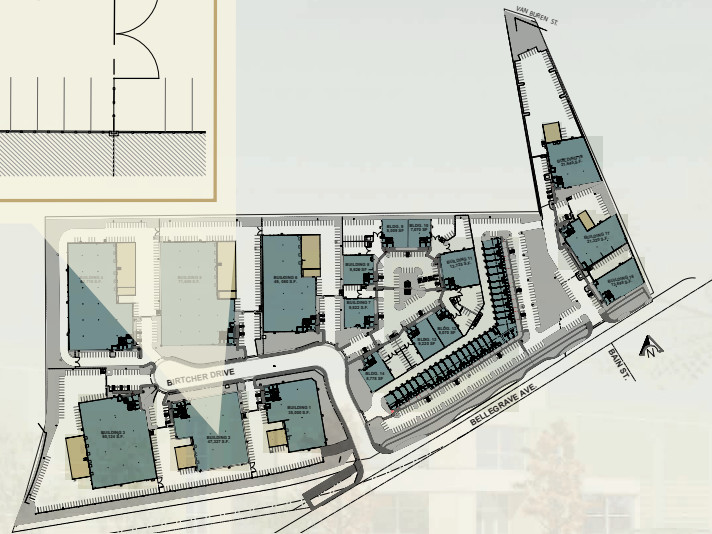
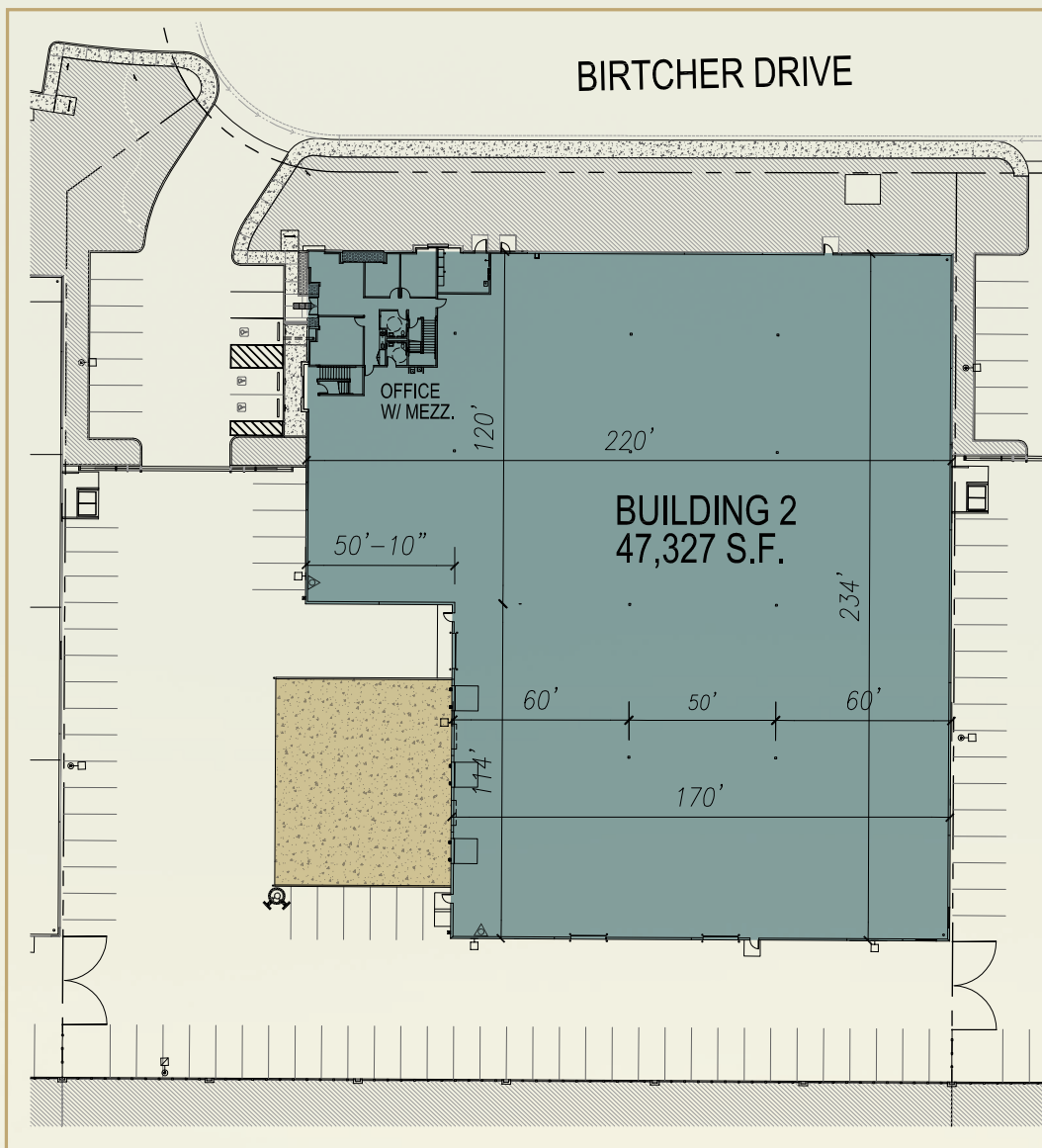
Gerry Harvey
First Vice President
Lic. 00428295
+1 909 418 2017
gerry.harvey@cbre.com

BUILDING FEATURES

- ±1,548 SF office and ±1,461 SF finished mezzanine
- 26' warehouse clear height
- .60 GPM/3,000 sprinkler calculation (ESFR ready)
- 3 dock high doors with dock plates (8'-6" x 10')
- 3 grade level doors (12' x 14')
- T-5 warehouse lighting with motion sensors
- 400 amp electrical service panel (expandable)
- 50' x 52' typical bay spacing
- Secured yard area
- ±68 car parking spaces
- ±2.35 acre site
- Frontage exposure on Bellegrave Ave
- Professionally managed business park environment
- Less than two miles from the Interstate 15 and Highway 60 freeway interchange
- Over 800 new housing units being graded within 1 mile

BELLEGRAVE BUSINESS PARK

10305 Birtcher Drive :: Jurupa Valley, CA 91752



For more information, please contact the exclusive agents:

Jim Koenig
Senior Vice President
Lic. 00905257
+1 909 418 2008
jim.koenig@cbre.com

David Consani
Executive Vice President
Lic. 00866234
+1 909 418 2005
david.consani@cbre.com

Gerry Harvey
First Vice President
Lic. 00428295
+1 909 418 2017
gerry.harvey@cbre.com

CBRE

© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. N:\Team-Northwall\Jim_Dave\Bellegrave Business Park\Brochures\10305 Birtcher Dr\10305birtcher_Bld2_flr_v5.indd