

**±105,394 SF  
FOR LEASE**

# FREESTANDING INDUSTRIAL BUILDING

10235 SAN SEVAINE WAY | JURUPA VALLEY, CA

**\$0.89 NNN  
+ \$0.145 OPEX**



**MICHAEL GIULIANO**  
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Corporate ID: 00976995

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# PROPERTY PROFILE

±105,394 SF FREESTANDING BUILDING  
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## PROPERTY FEATURES

- |  |   |  |
|--|---|--|
| » <b>Building Size:</b> ±105,394 SF  | » <b>Clear Height:</b> 27'                                  | » <b>Lighting:</b> LED lighting (Exterior)   LED & fluorescent (Interior)              |
| » <b>Office Size:</b> ±3,676 SF  | » <b>Doors:</b> 12 DH / 8 GL / 7 EOD Levelers               | » <b>Sprinklers:</b> .45 GPM / 2000 SF density   |
| » <b>APN:</b> 156-210-030  | » <b>Parking:</b> 143 parking spaces                        | » <b>Secured Yard:</b> Half the docks are secured + large open space behind Building 1 |
| » <b>Building Type:</b> Single-tenant, freestanding                                      | » <b>Skylights:</b> ±2% Skylights (roughly 1 per ±1,788 SF) |  |
| » <b>Power:</b> 1,600 Amps at 480/208V 3PH 4W (2,600 Amps when combined with Building B) |   |  |

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# AERIAL VIEW

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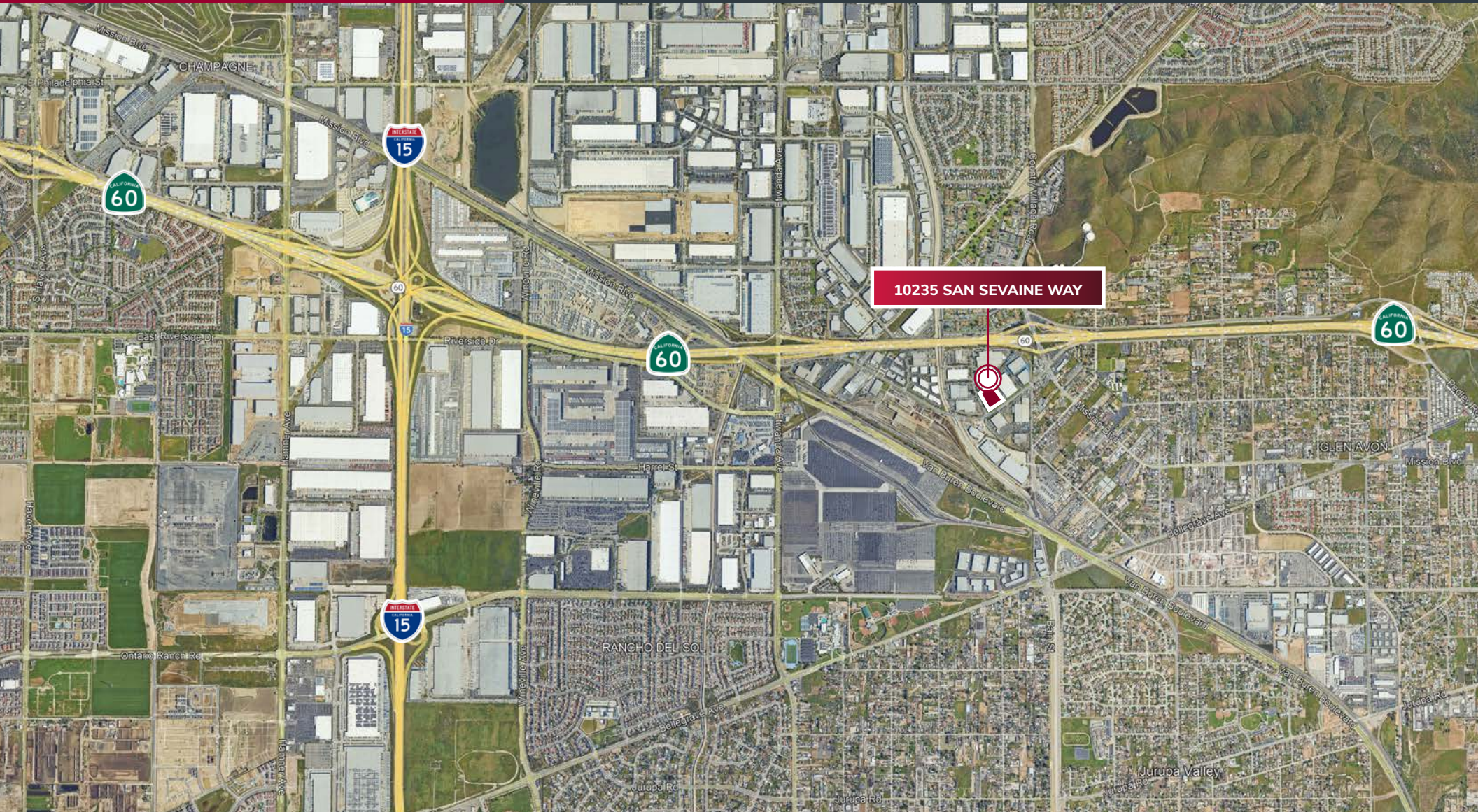
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# LOCATION MAP

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FOR MORE INFORMATION:

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