

**±122,470 SF
FOR LEASE**

FREESTANDING INDUSTRIAL BUILDING
10225 SAN SEVAINE WAY | JURUPA VALLEY, CA

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



MICHAEL GIULIANO
951.314.2195
mgiuliano@lee-assoc.com
DRE #01211757

MARLENE MESILLAS
909.373.2704
mmesillas@lee-assoc.com
DRE #02202524

FERNANDO ESCOBEDO
909.373.2709
fescobedo@lee-assoc.com
DRE #02213624

LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard | Ontario, CA 91764
(909) 989-7771 | lee-associates.com
Corporate ID: 00976995

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY PROFILE

±122,470 SF FREESTANDING BUILDING
10225 SAN SEVAINE WAY | JURUPA VALLEY, CA



PROPERTY FEATURES

- | | | |
|---|---|--|
| » Building Size: ±122,470 SF | » Clear Height: 27' | » Lighting: LED lighting (Exterior) LED & fluorescent (Interior) |
| » Warehouse Restroom: ±200 SF | » Doors: 16 DH doors / 8 GL doors | » Sprinklers: .45 / 2000 density |
| » APN: 156-210-031 | » Parking: 132 parking spaces | » Secured Yard: Half the docks are secured + large open space behind building |
| » Building Type: Single-tenant, freestanding | » Skylights: 57 (~1 per ±2,148 SF) | |
| » Power: 1,600A 480V 3PH 4W total (two separately metered services: 1,200A + 400A) | | |

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**AERIAL
VIEW**

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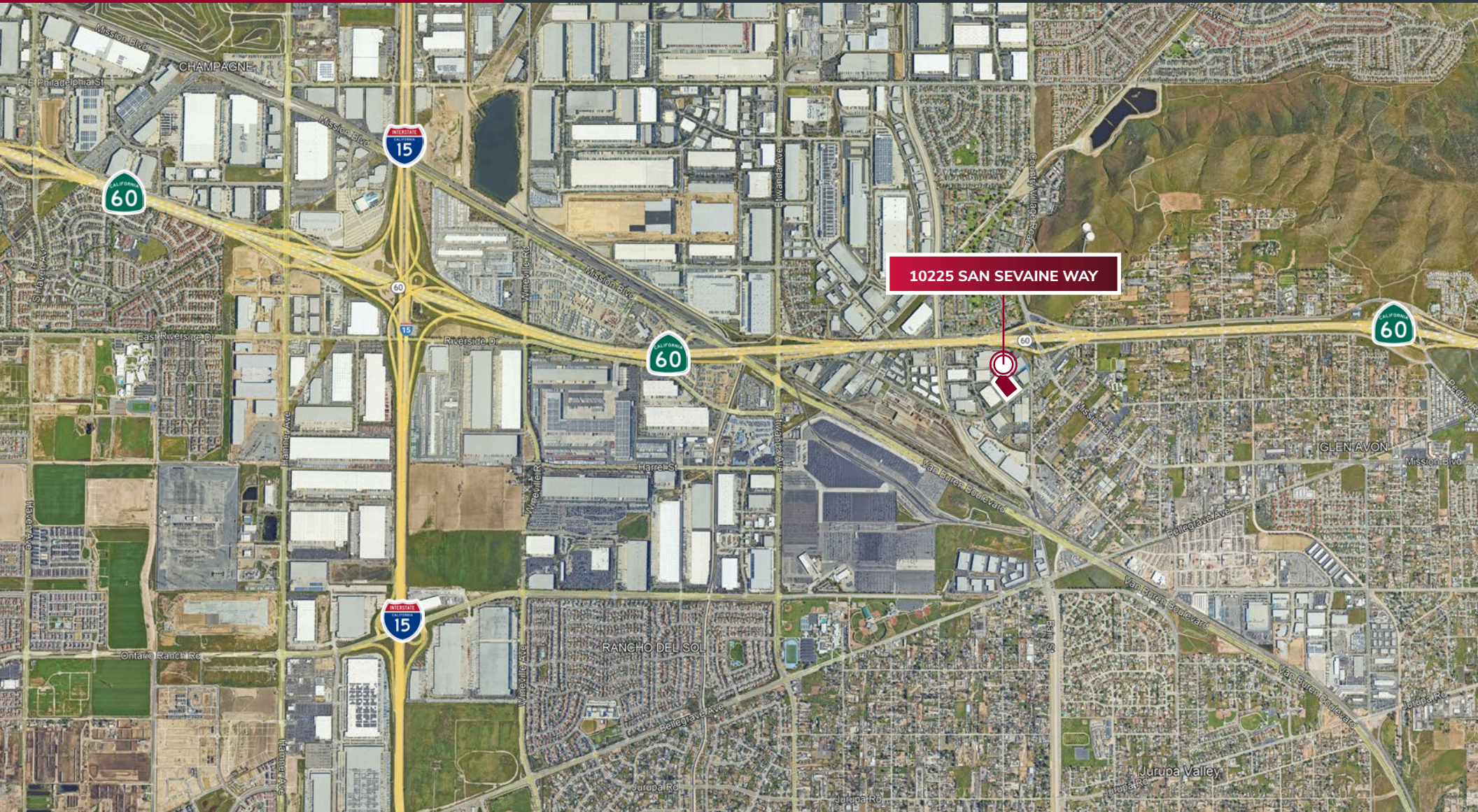
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LOCATION MAP

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FOR MORE INFORMATION:

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