

±23,361 SF AVAILABLE FOR SALE

CATERPILLAR INDUSTRIAL PARK - BUILDING 2

6173 20TH STREET

JURUPA VALLEY | CALIFORNIA 92509

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
Corporate ID #00976995

KEN JONES, SIOR
kjones@lee-assoc.com
D 909.373.2726
DRE #01703262

BEN PALITZ
bpalitz@lee-assoc.com
D 909.373.2910
DRE #02093182

COLE MCFETTERS
cmcfetters@lee-assoc.com
D 909.373.2733
DRE #02203508

JACOB WOLFE
jwolfe@lee-assoc.com
D 909.373.2705
DRE #02303072

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±23,361 SQUARE FOOT INDUSTRIAL BUILDING

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PROPERTY HIGHLIGHTS

- ±23,361 SQUARE FEET AVAILABLE
- ±3,008 SQUARE FEET OF OFFICE SPACE
- 26' CLEARANCE HEIGHT
- TWO (2) DOCK HIGH DOORS
- ONE (1) GROUND LEVEL LOADING DOOR
- ESRF SPRINKLER SYSTEM (K17 @ 52 PSI)
- 800 AMPS, 277/480 VOLTS (verify)
- ENERGY EFFICIENT WAREHOUSE AND OFFICE LIGHTING
- ±44 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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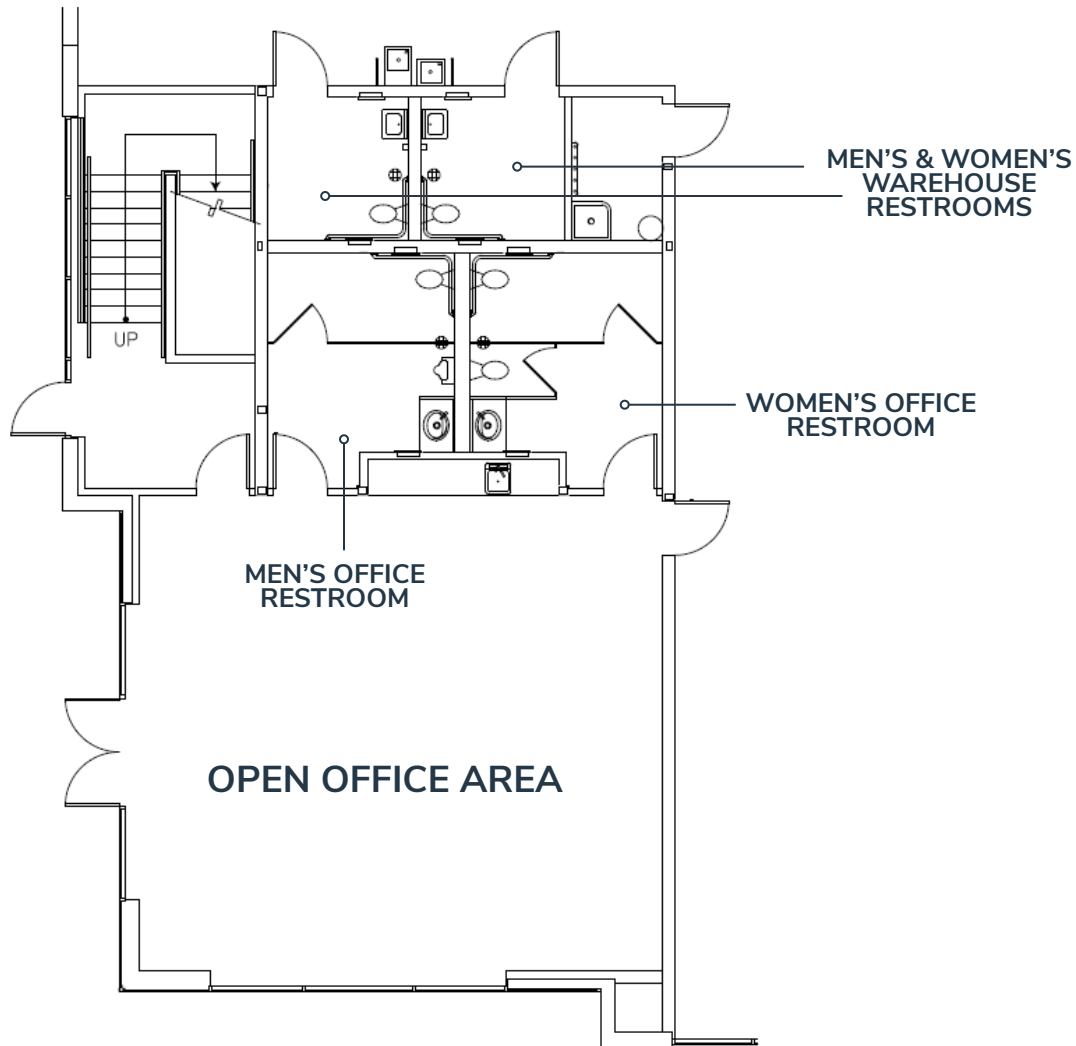
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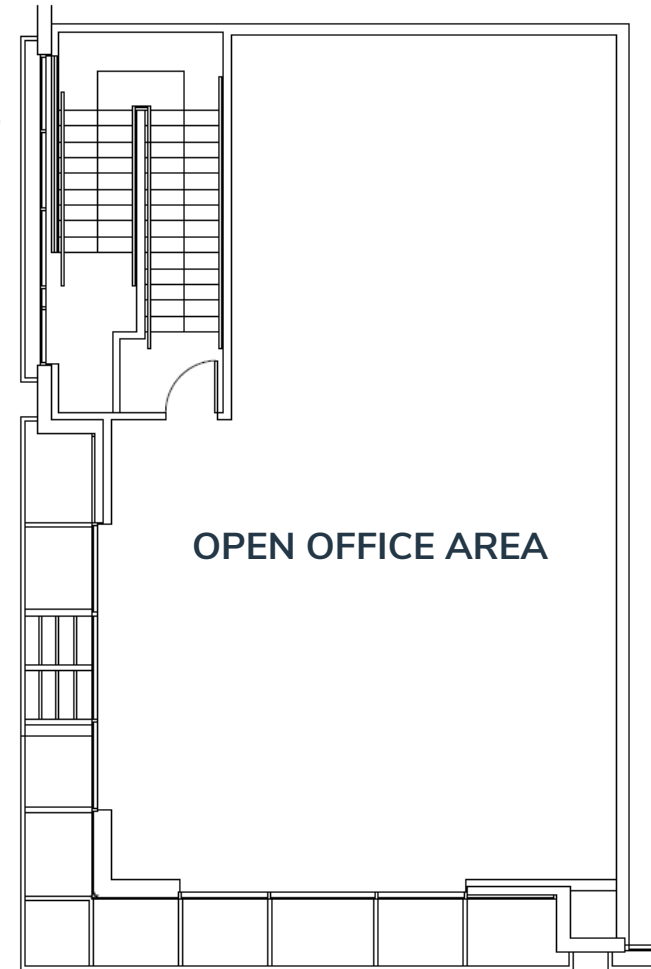
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MEZZANINE OFFICE FLOOR PLAN



GROUND FLOOR OFFICE FLOOR PLAN



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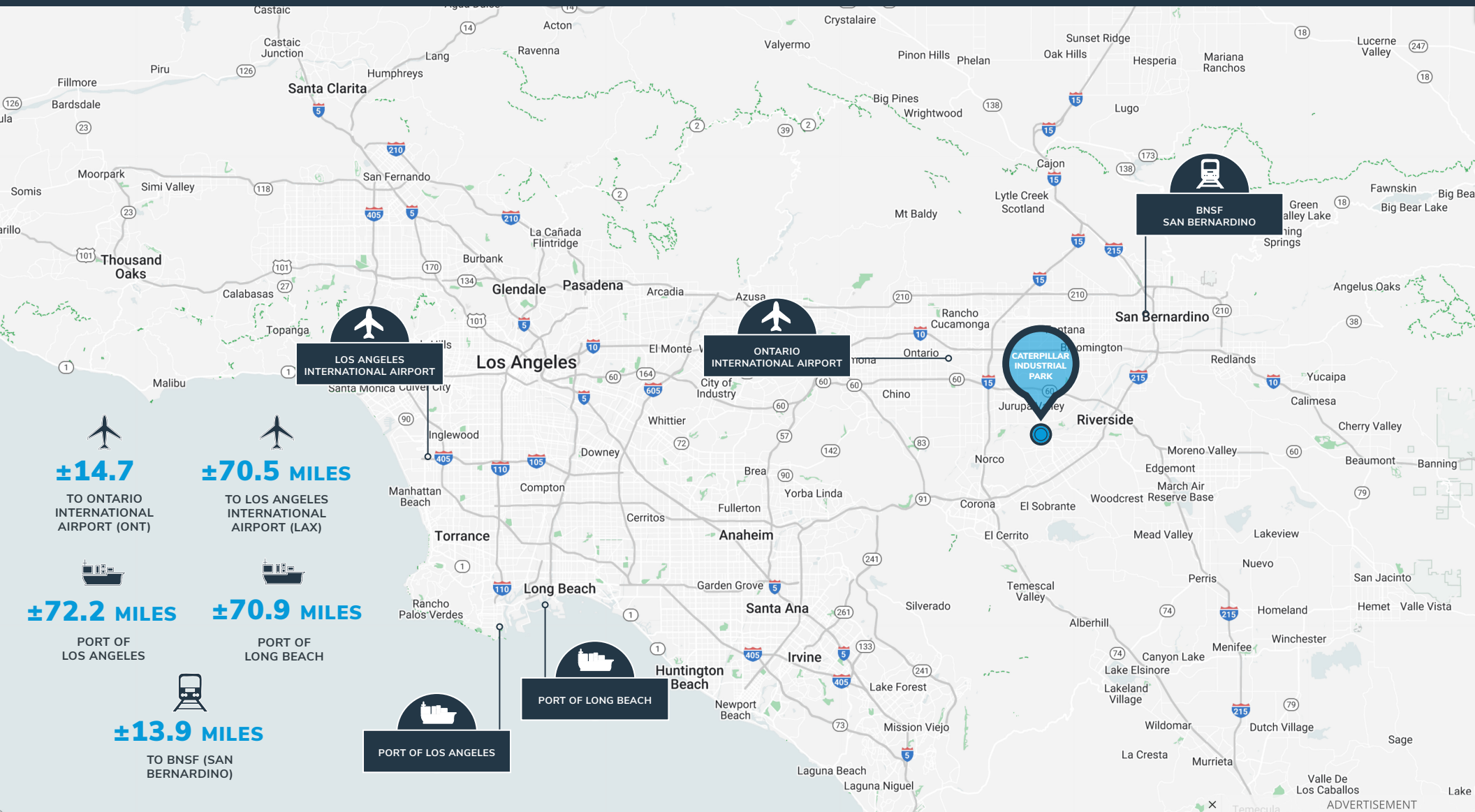
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KEN JONES, SIOR

SENIOR VICE PRESIDENT/PRINCIPAL

kjones@lee-assoc.com

D 909.373.2726

DRE #01703262

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SENIOR VICE PRESIDENT/PRINCIPAL

bpalitz@lee-assoc.com

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LEE & ASSOCIATES - ONTARIO

3535 Inland Empire Boulevard | Ontario | California 91764

909.989.7771 | lee-associates.com

CORP ID #00976995

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