

AVAILABLE FOR LEASE

# BELLGRAVE BUSINESS PARK

**10274 BIRTCHER DRIVE**  
**BUILDING #8**

JURUPA VALLEY, CA 91752

10274

# PROPERTY



9,620 SF FOR LEASE

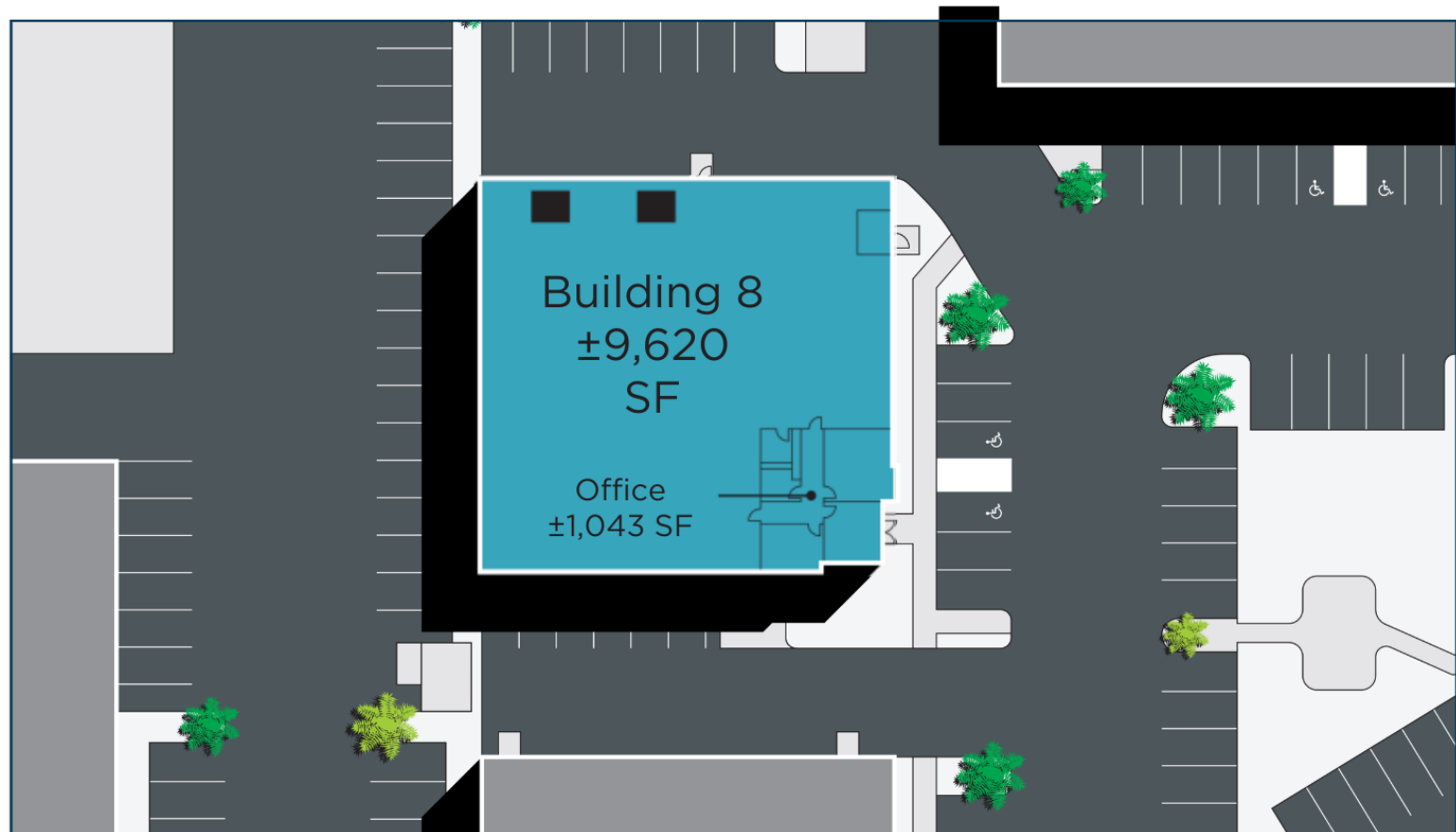


## PROPERTY FEATURES

- Less than 2 miles from I-15/Hwy 60 Interchange
- 2 grade level doors (12' x 14')
- 14' Clear Height + Secured yard area
- T-8 warehouse lighting (8' strip light) + 2 skylights
- Large Fenced Yard
- ±1,043 sq. ft. finished office improvements
- 400 amp Electrical Service Panel
- Ample on-site parking available
- .33 GPM/3,000 Sprinkler Calculation

# PROPERTY

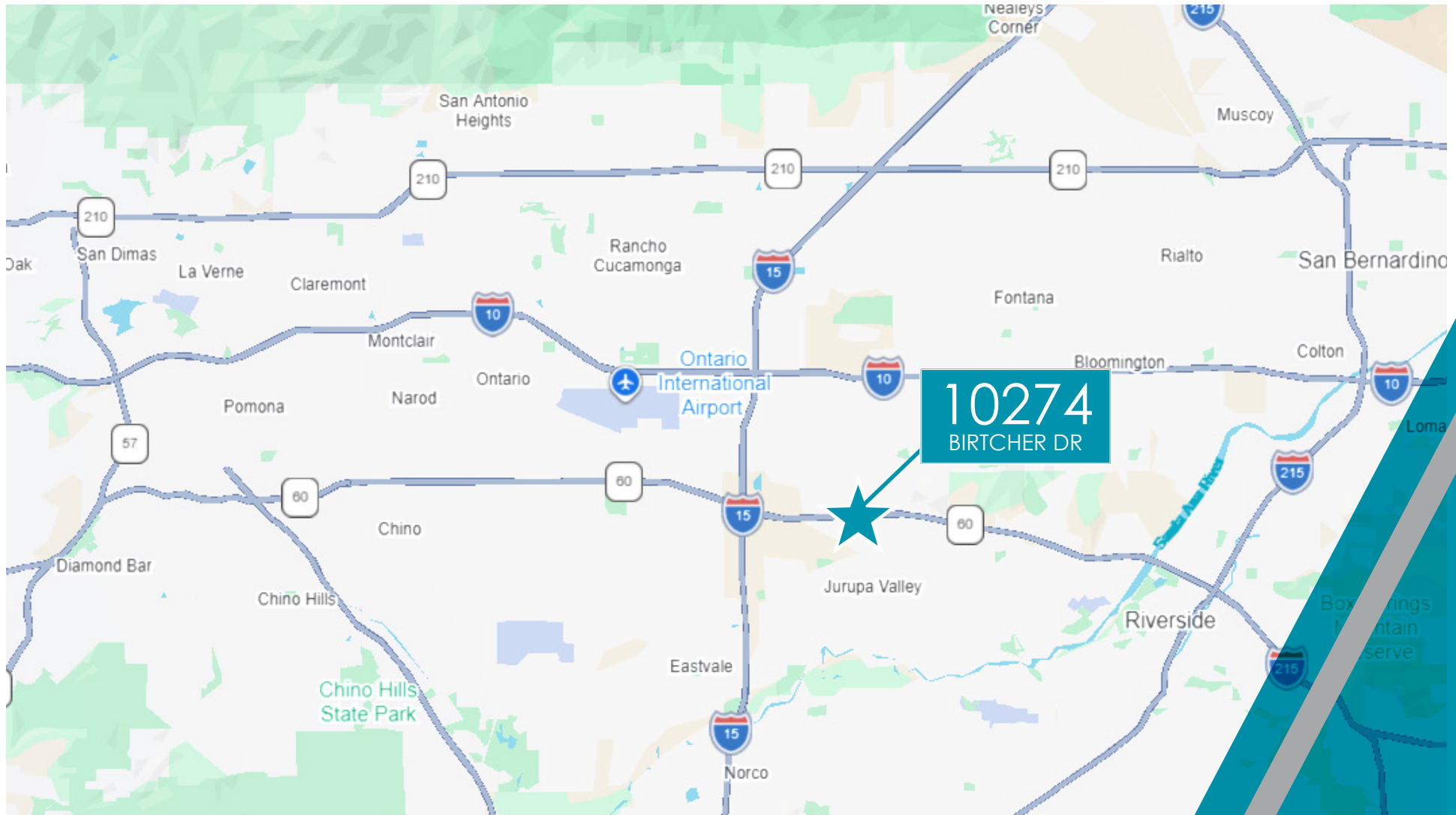
## SITE PLAN




# PROPERTY



## AERIAL MAP





10274

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