

**±122,358 SF
FOR LEASE**

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

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



MICHAEL GIULIANO
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3535 Inland Empire Boulevard | Ontario, CA 91764
(909) 989-7771 | lee-associates.com
Corporate ID: 00976995

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY PROFILE

±122,358 SF FREESTANDING BUILDING
10225 SAN SEVAINE WAY | JURUPA VALLEY, CA



PROPERTY FEATURES

- | | | |
|--|--|--|
| » Building Size: ±122,358 SF | » Clear Height: 27' | » Lighting: LED lighting (Exterior) LED & fluorescent (Interior) |
| » Warehouse Restroom: ±200 SF | » Doors: 16 DH Positions / 8 GL Doors / 15 EOD Levelers | » Sprinklers: .45 GPM / 2000 SF 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: ±2% Skylights (roughly 1 per ±1,788 SF) | |
| » Power: 1,000 Amps at 480/208V 3PH 4W (2,600 Amps when combined with Building A) | | |

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AERIAL VIEW

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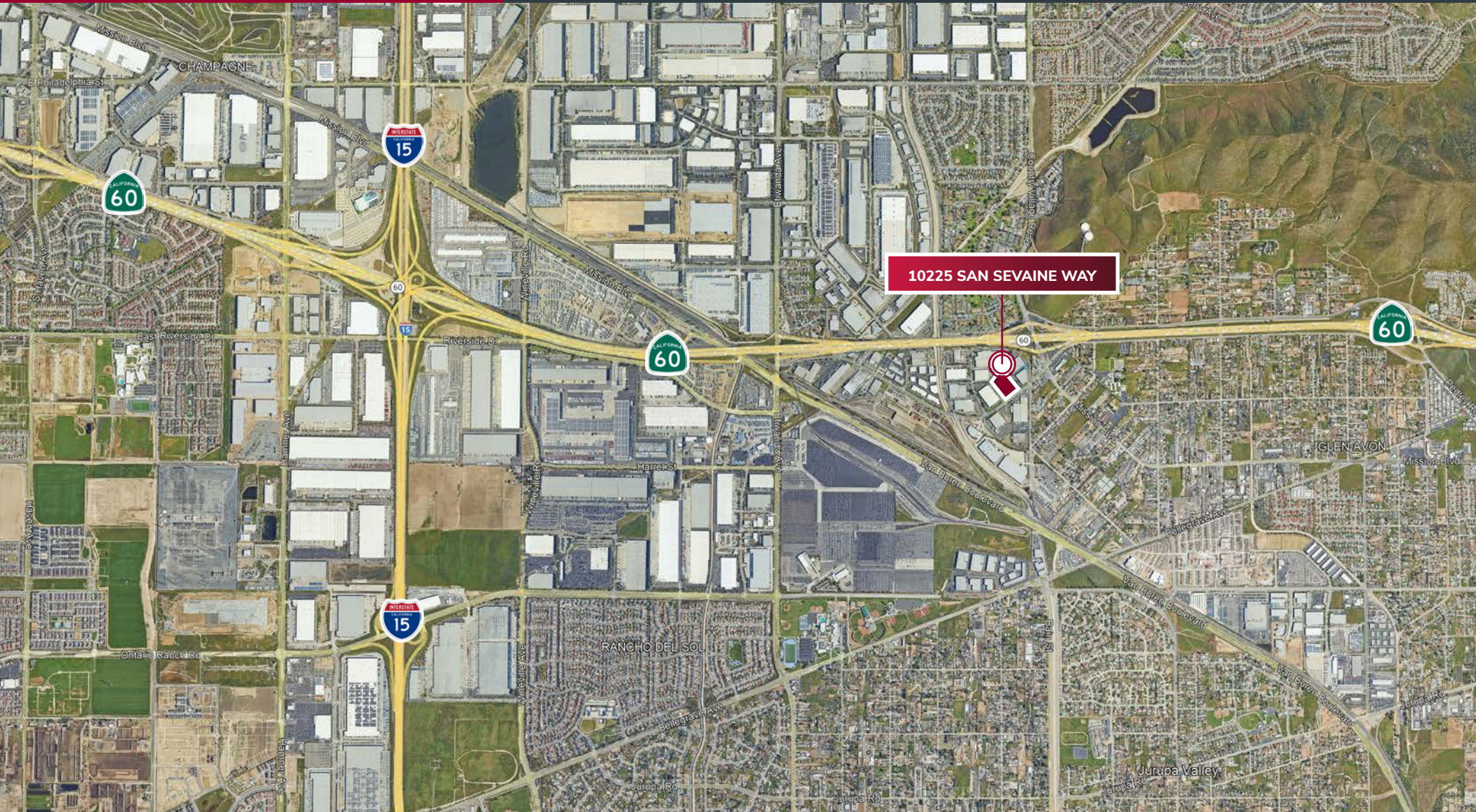
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LOCATION MAP

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FOR MORE INFORMATION:

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