

**±227,752 SF  
FOR LEASE**

# 2 FREESTANDING INDUSTRIAL BUILDINGS

10225 & 10235 SAN SEVAINE WAY | JURUPA VALLEY

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



10235 SAN SEVAINE WAY

10225 SAN SEVAINE WAY

**BUILDING A  
±105,394 SF**

**BUILDING B  
±122,358 SF**

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# PROPERTY PROFILE

2 FREESTANDING BUILDINGS | ±227,752 SF  
10225 & 10235 SAN SEVAINE WAY | JURUPA VALLEY



## PROPERTY FEATURES (COMBINED)

- » **Available SF:** ±227,752 SF
- » **Office:** ±3,876 SF
- » **Parking:** 275 Total
- » **Clear Height:** 27'
- » **Doors:** 28 DH Positions / 16 GL Doors / 22 EOD Levelers
- » **Secured Yard:** Half the docks are secured + large open space behind building
- » **Power:** 2,600A 480V 3PH 4W Total
- » **Sprinklers:** High density fire protection system (.45 GPM / 2000 SF density)
- » **Location:** Excellent Freeway Access at SR-60 & I-15 Corridor
- » **Skylights:** ±2% Skylights (roughly 1 per ±1,788 SF)

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# BUILDING A PROFILE

10235 SAN SEVAINE WAY  
JURUPA VALLEY



## PROPERTY FEATURES | Building A | 10235 San Sevaime Way

- » **Building Size:** ±105,394 SF
- » **Clear Height:** 27'
- » **Lighting:** LED lighting (Exterior) | LED & fluorescent (Interior)
- » **Office Size:** ±3,676 SF
- » **Doors:** 12 DH / 8 GL / 7 EOD Levelers
- » **Sprinklers:** .45 GPM / 2000 SF density
- » **APN:** 156-210-030
- » **Parking:** 143 parking spaces (275 Total)
- » **Secured Yard:** Half the docks are secured + large open space behind building
- » **Building Type:** Single-tenant, freestanding
- » **Skylights:** 59 (~1 per ±1,788 SF)
- » **Combined Power:** 2,600A 480V 3PH 4W Total (Separately Metered Services: 1,600A at 10225 San Sevaime + 1,000A at 10235 San Sevaime)

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# BUILDING B PROFILE

10225 SAN SEVAINE WAY  
JURUPA VALLEY



## PROPERTY FEATURES | Building B | 10225 San Sevaime Way

- |  |  |  |
|--|--|--|
| » <b>Building Size:</b> ±122,358 SF  | » <b>Clear Height:</b> 27'                                     | » <b>Lighting:</b> LED lighting (Exterior)   LED & fluorescent (Interior)            |
| » <b>Warehouse Restroom:</b> ±200 SF   | » <b>Doors:</b> 16 DH Positions / 8 GL Doors / 15 EOD Levelers | » <b>Sprinklers:</b> .45 GPM / 2000 SF density                                       |
| » <b>APN:</b> 156-210-031  | » <b>Parking:</b> 132 parking spaces (275 Total)               | » <b>Secured Yard:</b> Half the docks are secured + large open space behind building |
| » <b>Building Type:</b> Single-tenant, freestanding  | » <b>Skylights:</b> 57 (~1 per ±2,148 SF)                      |  |
| » <b>Combined Power:</b> 2,600A 480V 3PH 4W Total (Separately Metered Services: 1,600A at 10225 San Sevaime + 1,000A at 10235 San Sevaime) |  |  |

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# AERIAL VIEW

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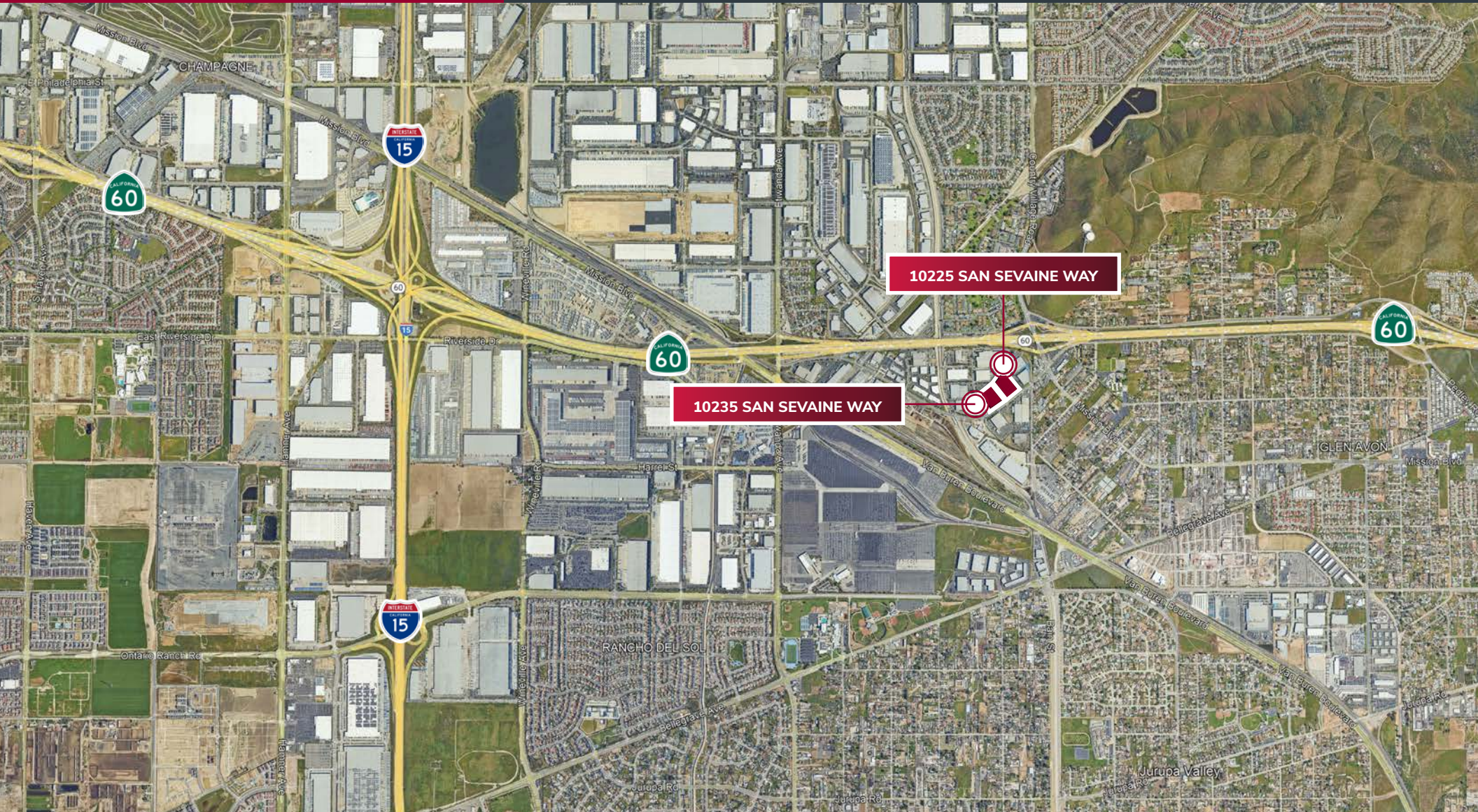
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# LOCATION MAP

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# 10225 & 10235 SAN SEVAINE WAY

JURUPA VALLEY, CA

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