

11650 VENTURE DRIVE

FOR LEASE

±1,126,530 SF

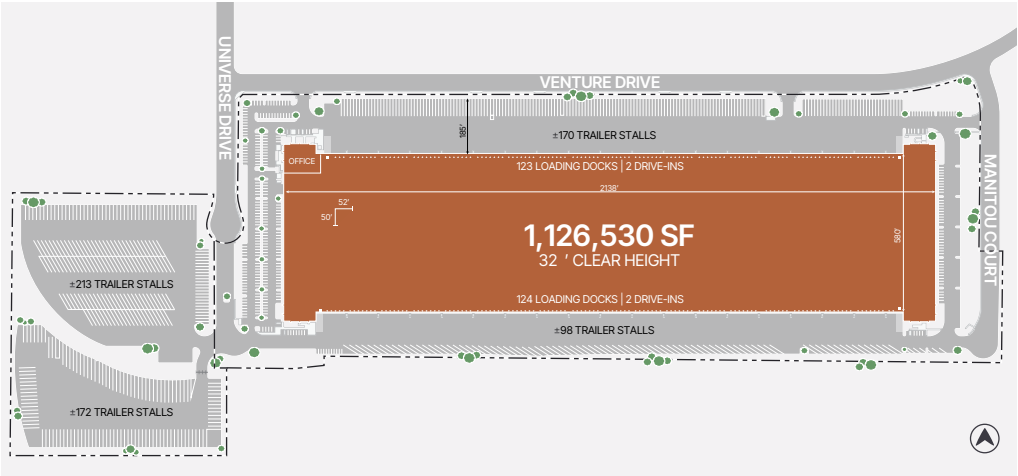
Railroad Service Opportunity

11650 Venture Drive
Jurupa Valley, CA 91752

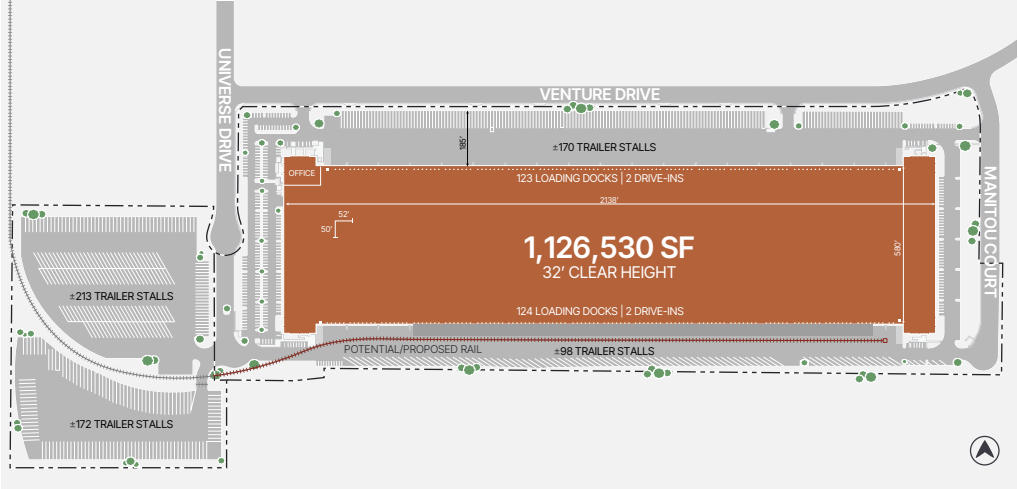


OVERVIEW

Existing Site Plan



Potential Union Pacific Railroad Service



SPECIFICATIONS

11650 Venture Drive
Jurupa Valley, CA 91752

Total Building SF	±1,126,530 SF
Office SF	±13,016 SF
Site Size	62.81 Acres
Zoning	M-M
Clear Height	±32'
Loading Docks	±247
Pit-Levelers	±247
Drive-In Doors	4
Column Spacing	50' x 52'
Loading Format	Cross-dock
Truck Court Depth	136'-185'
Trailer Stalls	±268 (Up to ±385 additional stalls potentially available)
Car Spaces	±248
Sprinkler	ESFR K-14 (upgrade in progress)
Power	4,000 Amps at 480V 3 phase (expandable up to 5,172 amps at 480V 3 phase)
Lighting	LED
Security	Fenced Truck Court
Occupancy	Q2 2026
Rail	Potential Union Pacific Railroad Service



FENCED TRUCK COURT

This aerial photograph shows a large industrial complex. On the left, a vast, flat, paved area is designated as a truck court, enclosed by a low fence. To the right of this area is a long, white industrial building with a flat roof covered in numerous skylights. A section of the building features large glass windows and is marked with the number '11650'. The foreground is dominated by a large, paved parking lot with white parking lines, interspersed with young trees and landscaped greenery. In the background, a range of mountains is visible under a clear blue sky.

LOCAL ACCESS



59

109

108

41A

60

60



Ontario
International
Airport

E JURUPA ST

E JURUPA ST

ETIWANDA AVE

MILLIKEN AVE

MISSION BLVD

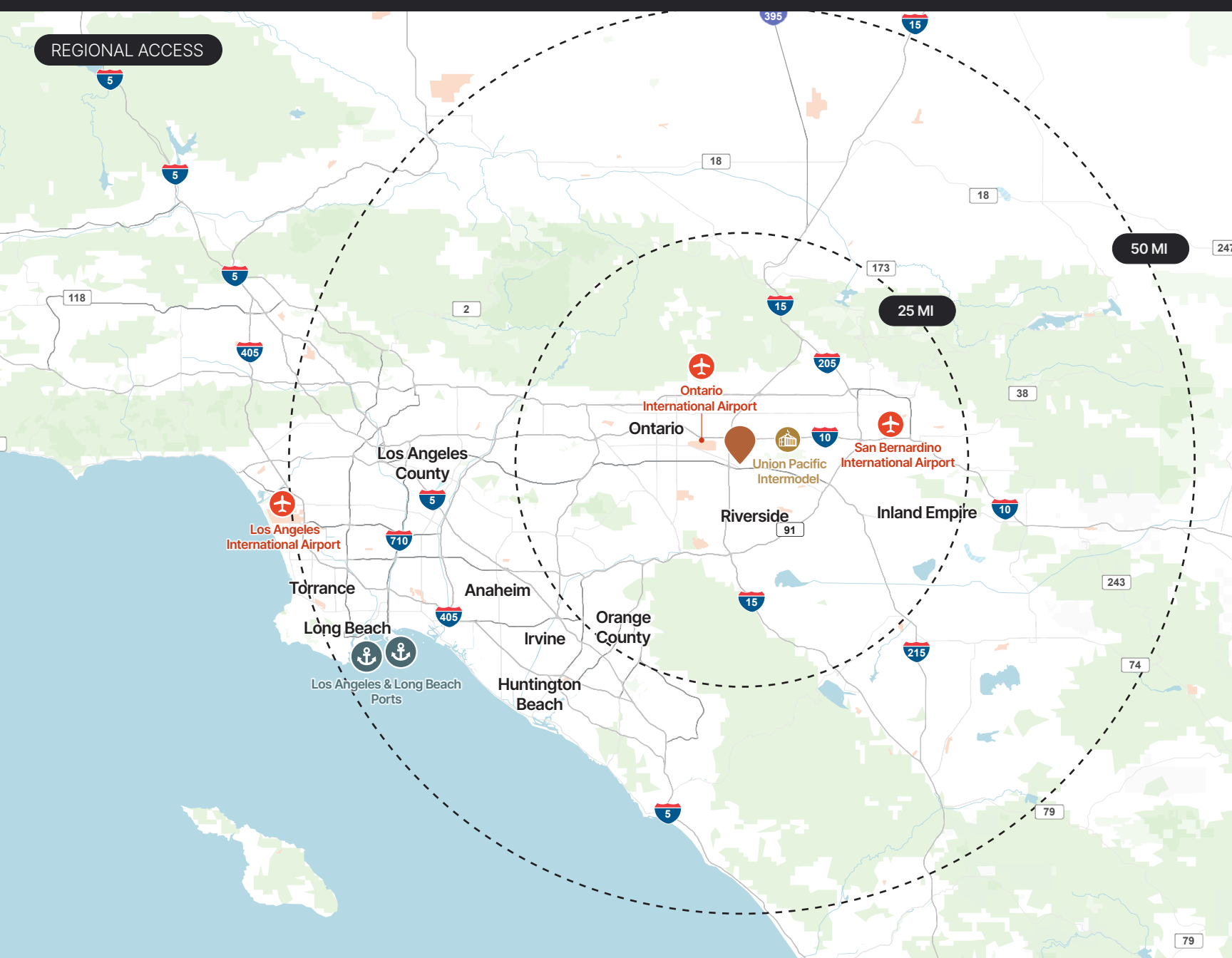
E PHILADELPHIA ST

CHAMPAGNE

JURUPA VALLEY



REGIONAL ACCESS





FENCED TRUCK COURT

POTENTIALLY AVAILABLE



172 TRAILER STALLS

213 TRAILER STALLS

CONTACT INFORMATION



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No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.