

FOR SALE: ±5,396 SF MULTI-TENANT BUILDING WITH ±4,153 SF YARD

2972-2976 RUBIDOUX BLVD | JURUPA VALLEY, CA 92509



CALL AGENTS TO SHOW

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TOBY TEWELL

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PROPERTY HIGHLIGHTS

- ±5,396 SF with ±4,153 SF Yard
- 3 Separately Metered Suites
- Private Fenced Yards (Suites 2972 & 2976)
- Ground Level Loading
- Flexible Zoning
- Direct Frontage on 60 Freeway & Rubidoux Blvd
- Professional Business Park in Jurupa Valley



AVAILABLE SF

5,396 SF



100 - 200

AMP POWER (VERIFY)



12'

CLEAR HEIGHT



GROUND LEVEL

LOADING DOOR



2/1,000

PARKING RATIO



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AVAILABILITIES

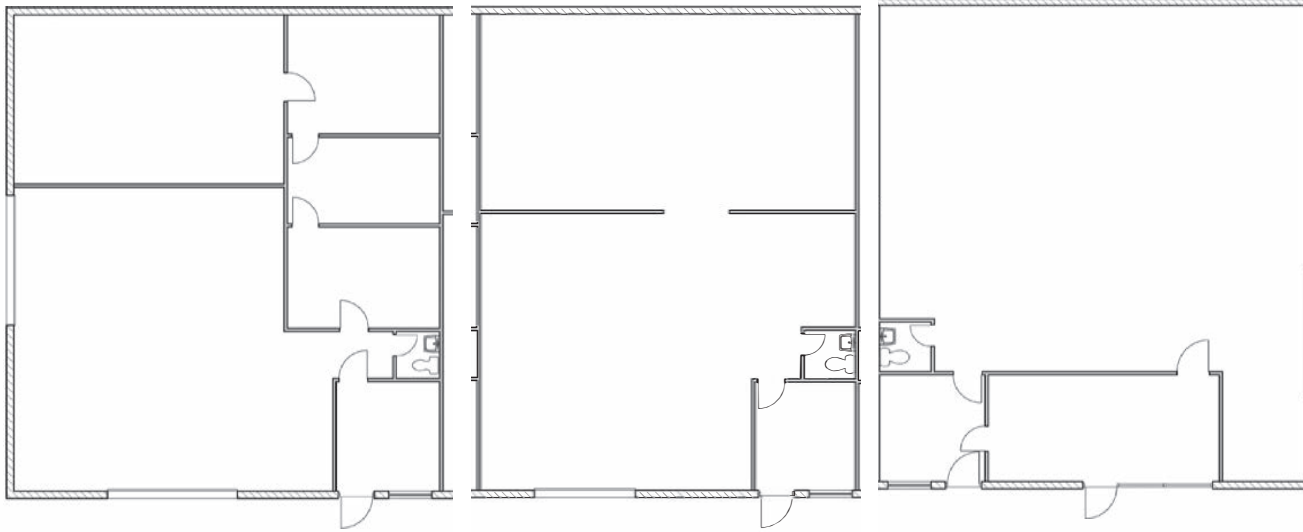
Bldg/Address/Suite	Product Type	Suite SF	Yard SF	Occupancy	Asking Price		Floor Plan
Suite 2974	Industrial	1,750	N/A	Lease Thru 1/31/2027	\$260 PSF	Suites 2972, 2974, & 2976 are One (1) Building with 3 Units Totaling 5,396 SF. This Building is on One Parcel and Must be Sold Together (Not Individual Condos)	
Suite 2972	Industrial	1,822	1,998	Lease Thru 12/31/2026			
Suite 2976	Industrial	1,824	2,155	Lease Thru 6/30/2030			

2972-2976 RUBIDOUX BOULEVARD ±5,396 SF WITH ±4,153 SF YARD

2972

2974

2976



OFFERING PRICE: \$1,402,960

PRICE PSF: \$260.00

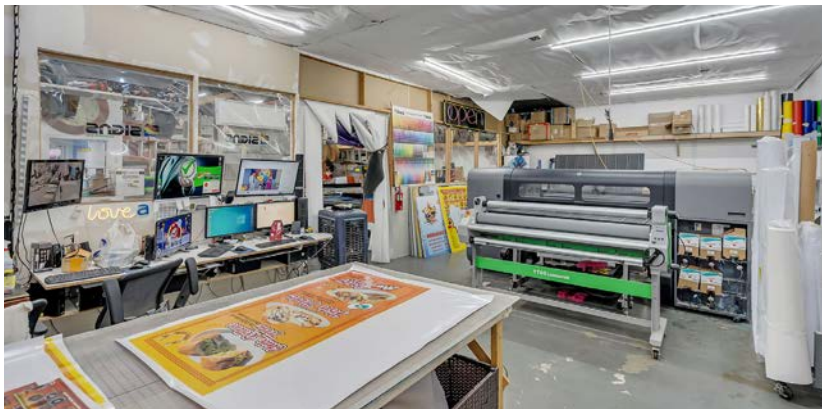
**CURRENT
OCCUPANCY:** 100%

BUILDING SIZE: 5,396 SF

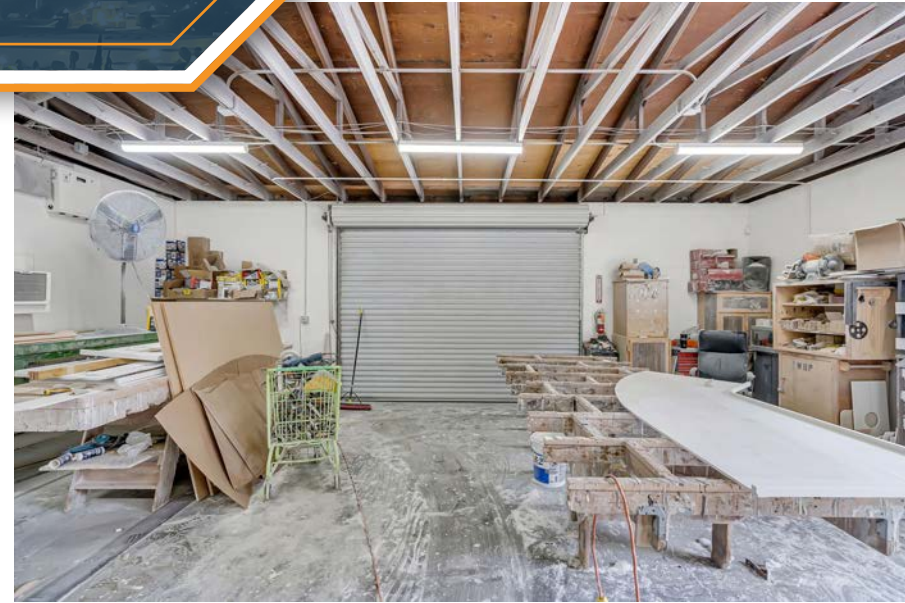
TENANT:
2972 - MBP Associates
2974 - Ruban Hernandez
2976 - Action 1 Gates

YEAR ONE NOI: \$80,868

CAP RATE: 5.8%



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