

SHADOW ROCK COMMERCE CENTER

2972-2976 RUBIDOUX BLVD,
JURUPA VALLEY, CA 92509

FOR SALE

±5,396 SF WITH ±4,153 SF YARD
INDUSTRIAL MULTI-TENANT BUILDING

LEASED INVESTMENT





Suite:	Suite 2972*
Product Type:	Industrial
Suite SF:	±1,822
Yard SF:	±1,998
Lease Expiration:	12/31/2026
Zoning:	M-SC



Suite:	Suite 2974*
Product Type:	Industrial
Suite SF:	±1,750
Yard SF:	N/A
Lease Expiration:	01/31/2027
Zoning:	M-SC

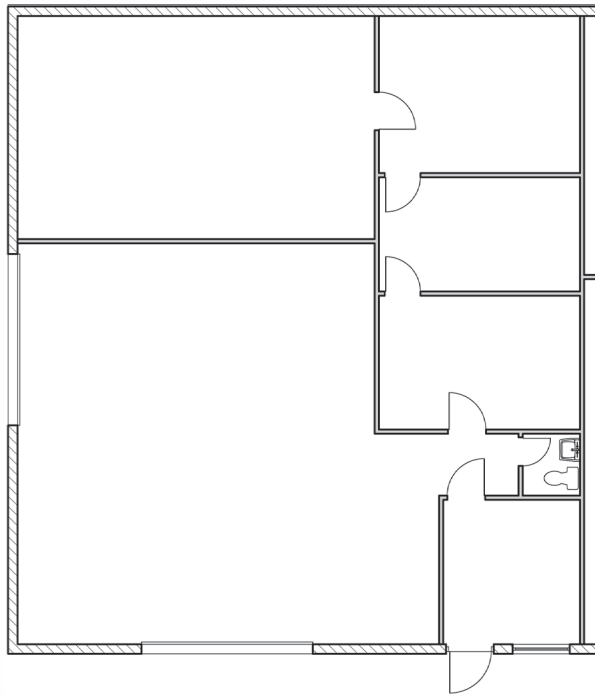


Suite:	Suite 2976*
Product Type:	Industrial
Suite SF:	±1,824
Yard SF:	±2,155
Lease Expiration:	06/30/2030
Zoning:	M-SC

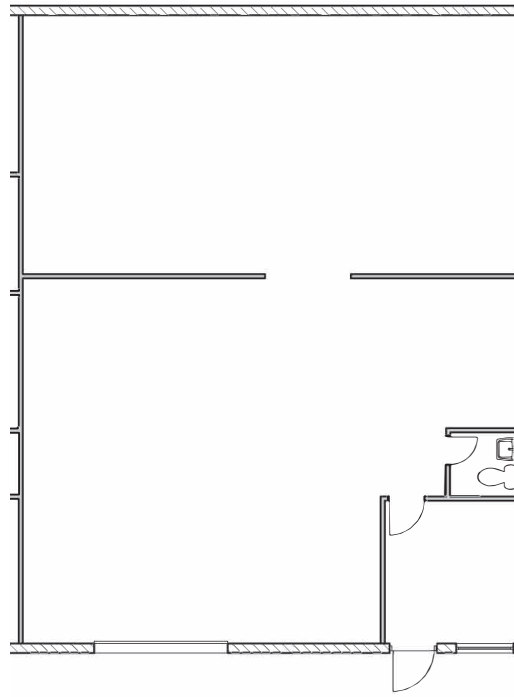
*Suites 2972, 2974, 2976 are one (1) building with three (3) units totaling 5,396 SF. This building is on one parcel and must be sold together.

FLOOR PLANS

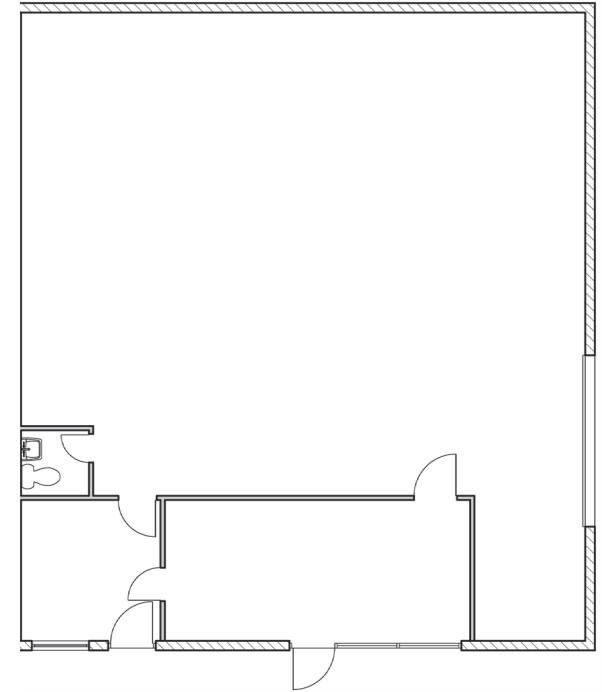
2972



2974



2976



Offering Price:	\$1,402,960
Price PSF:	\$260
Current Occupancy:	100%
Building Size:	±5,396 SF
Yard Size:	±4,153 SF
Tenants:	\$0.33 PSF
Year 1 NOI:	\$80,868
Cap Rate:	5.8%

PROPERTY PHOTOS



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FOR MORE INFORMATION, PLEASE CONTACT:

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