

# FOR SALE/LEASE: ±8,569 SF

2970 RUBIDOUX BLVD | JURUPA VALLEY, CA 92509

**BUILDING FOR SALE IN CAMPUS-LIKE SETTING**



**CALL AGENTS TO SHOW**



# 2970 RUBIDOUX BOULEVARD

## ±8,569 SF WITH ±12,774 SF YARD



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### PROPERTY HIGHLIGHTS

- ±8,569 SF Range
- ±12,774 SF Private Fenced Yard
- Renovation In-Process
- Ground Level Loading
- Flexible Zoning
- Direct Frontage on 60 Freeway & Rubidoux Blvd
- Professional Business Park in Jurupa Valley



**SALE PRICE: \$275/PSF**

**LEASE RATE: \$1.03 PSF NNN + \$0.29 PSF OPEX**



**12'**  
CLEAR HEIGHT



**100 - 400**  
AMP POWER



**2/1,000**  
PARKING RATIO

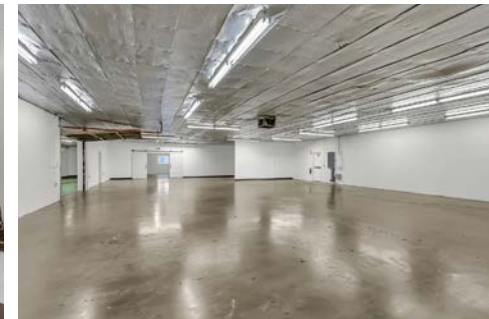
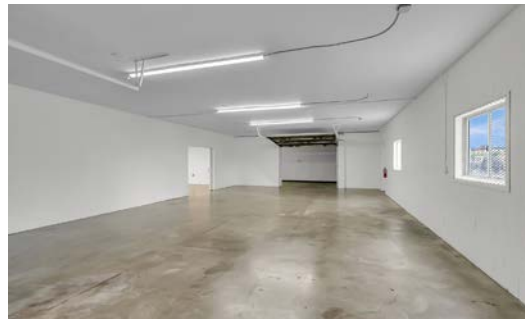
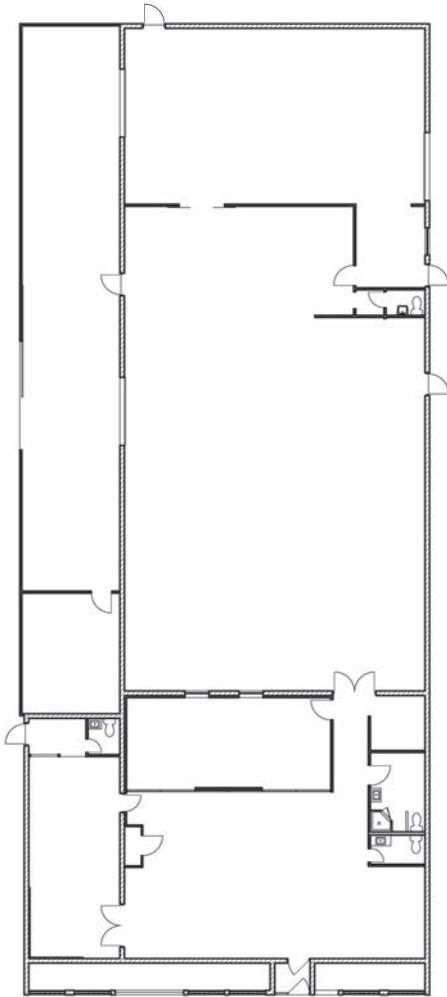


**GROUND LEVEL**  
LOADING DOOR



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This aerial map displays the 2900 block of Rubidoux Blvd, showing various property lots and their zoning designations. The map is oriented with Rubidoux Blvd running diagonally from the top left to the bottom right. A legend in the top left corner identifies the zoning colors: grey for CI - CP Zone, blue for M - SC Zone, and yellow for Available for Sale. Lot 2970 is highlighted in yellow, indicating it is available for sale. The map also shows parking lots, yards, and a possible digital billboard location near the bottom right. A highway with a 60 speed limit sign is visible at the bottom of the map.

**Legend:**

- CI - CP Zone (Grey)
- M - SC Zone (Blue)
- Available for Sale (Yellow)

**Map Labels:**

- RUBIDOUX BLVD
- Off Ramp
- 60
- Possible Digital Billboard
- Yard
- 2902C, 2902B, 2902A, 2904, 2906 A & B, 2906C, 2906E, 2910, 2908, 2910, 2914, 2916, 2918, 2922, 2920, 2926, 2928, 2930, 2944, 2948, 2950, 2952, 2954, 2956, 2958, 2960, 2964, 2970, 2972, 2974, 2976

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