

— INDUSTRIAL SPACE —

# SUBLEASE

**10317 BIRTCHER DR**  
JURUPA VALLEY, CA 91752



PRICE  
**NEGOTIABLE**



**PREMIER INLAND EMPIRE WEST LOCATION**  
Excellent Access to Major Transportation Corridors



Minutes to  
Ontario  
International  
Airport



**60,124 SF**

AVAILABLE

±30,000 – ±60,124 SF (3.92 AC)



**28'**

CLEAR HEIGHT



**9**

DOCK HIGH  
DOORS



**4**

GRADE LEVEL  
DOORS



**3,450 SF**

OFFICE  
SPACE



**3.92 AC**

LOT SIZE



**SPACIOUS WAREHOUSE**



**MODERN OFFICE**



**SECURED TRUCK COURT**

## PROPERTY HIGHLIGHTS

- ✓ Available Immediately
- ✓ Sublease Through November 2027
- ✓ Rental Rate: Upon Request
- ✓ Class A Freestanding Industrial Facility
- ✓ ±3,450 SF Finished Office
- ✓ 28' Clear Height
- ✓ 9 Dock-High Loading Doors
- ✓ 4 Ground-Level Drive-In Doors
- ✓ Secured Truck Court with Excess Yard Area
- ✓ Excellent Loading and Trailer Circulation
- ✓ Private Restrooms
- ✓ Modern Construction in Excellent Condition
- ✓ Less than 2 Miles to I-15 & SR-60
- ✓ Minutes to Ontario International Airport
- ✓ Excellent Regional Access Throughout the Inland Empire



**RYAN JAHN**

DRE# 01942150

📞 213-999-4150

✉️ Ryan@ganjingcreus.com



**JING GAN**

DRE# 02132915

📞 949-690-2678

✉️ GanJingTeamUS@gmail.com



Real

The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy. All information should be verified prior to purchase or lease.