



SPACE CENTER

3412 Manitou Court, Jurupa Valley, CA

AVAILABLE IMMEDIATELY

FOR LEASE
±560,025 SF
BUILDING 2



www.linkspacecenter.com



Leasing by:



Potential for
direct rail service



TWO-BUILDING
State-of-the-art
industrial campus



CONSTRUCTION
Class-A
development



LOCATION
Inland
Empire West



LOADING FORMAT
Cross-dock
loading

FREEWAYS

SR-60 Freeway	0.5 mi.
I-10 Freeway	2.9 mi.
I-15 Freeway	2.0 mi.

AIRPORTS

Ontario Airport	6 mi.
LAX Airport	60 mi.
SNA Airport	41 mi.
LGB Airport	53 mi.

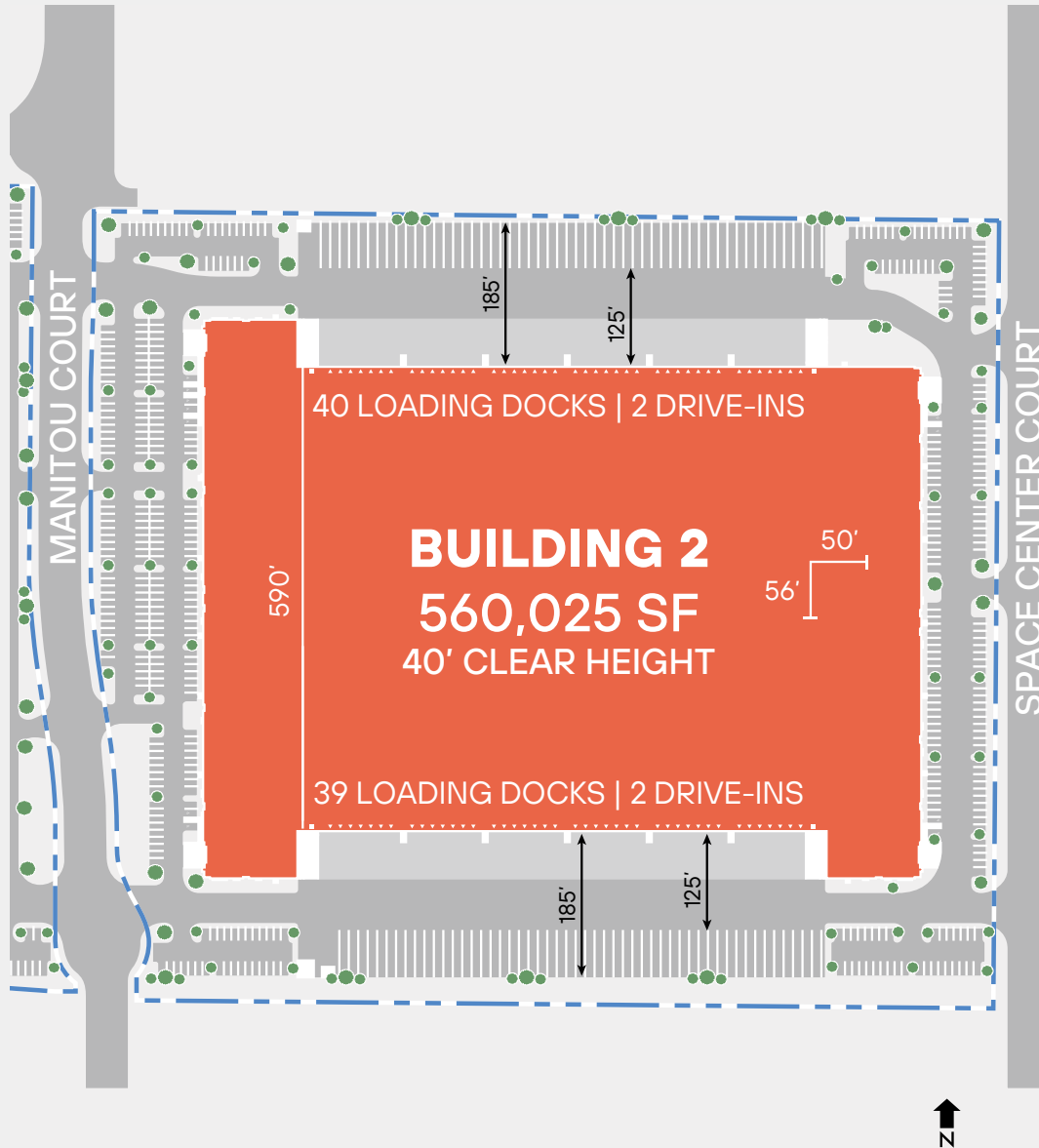
RAIL INTERMODAL YARDS

BNSF	17 mi.
Union Pacific	12 mi.

* Potential for direct rail service

PORTS

Long Beach	61 mi.
Los Angeles	56 mi.



AVAILABLE SF
±560,025 SF

BUILDING DIMENSIONS
919' X 590'

OFFICE SF
±6,250 SF

CLEAR HEIGHT
40'

COLUMN SPACING
50' X 56'

LOADING DOCKS
79

DRIVE-INS
4

TRUCK COURT DEPTH
185'

TRAILER STALLS
±100

CAR SPACES
±382

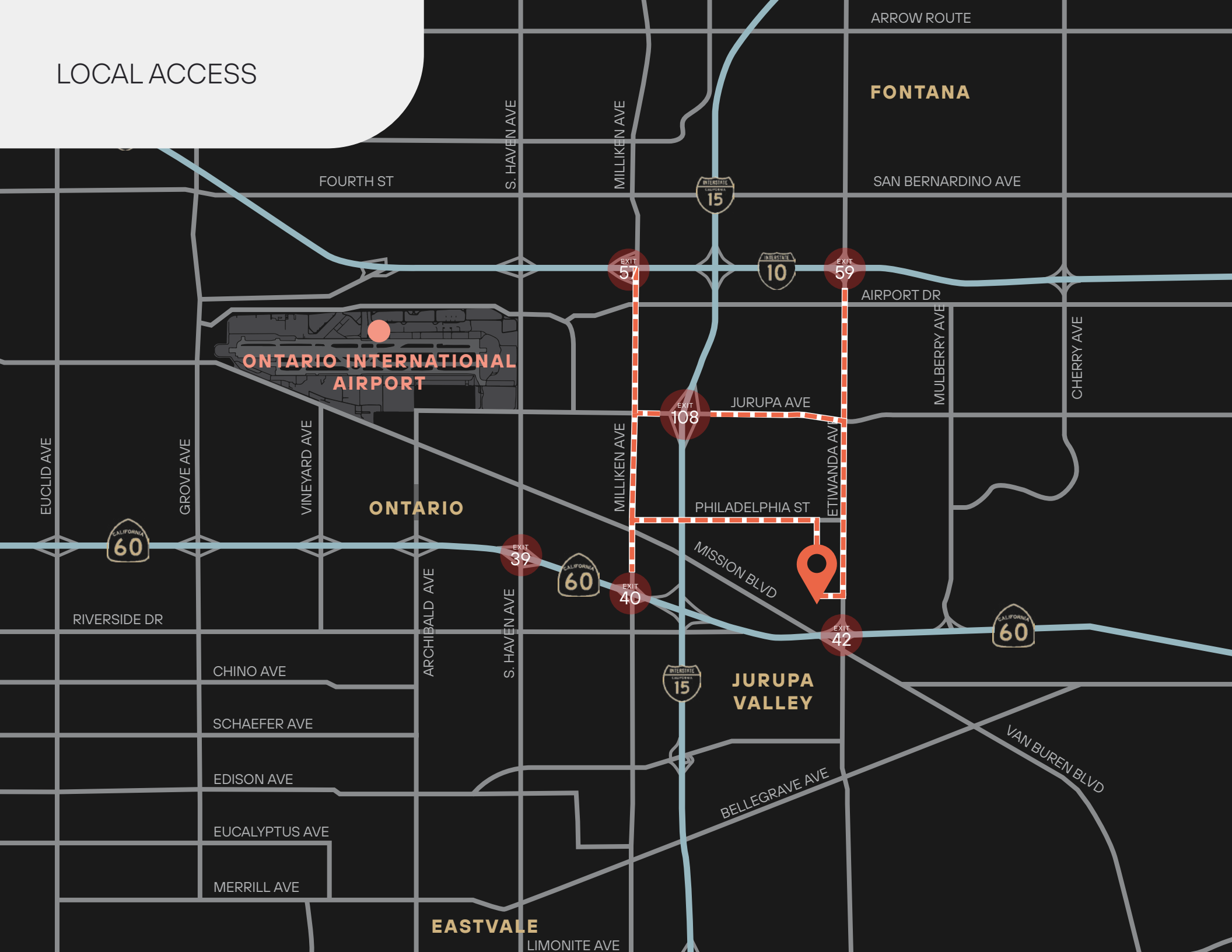
SITE AREA
26.0 Acres

POWER
4,000 Amps
277/480V

FIRE PROTECTION
ESFR (K-25 Heads)

SKYLIGHTS
2.0%

LOCAL ACCESS



ARROW ROUTE

FONTANA

SAN BERNARDINO AVE

FOURTH ST

S. HAVEN AVE

MILLIKEN AVE



AIRPORT DR

ONTARIO INTERNATIONAL AIRPORT

MULBERRY AVE

CHERRY AVE

JURUPA AVE



EUCLID AVE

GROVE AVE

VINEYARD AVE

ONTARIO

MILLIKEN AVE

PHILADELPHIA ST

ETIWANDA AVE



RIVERSIDE DR

MISSION BLVD



CHINO AVE

ARCHIBALD AVE

S. HAVEN AVE



JURUPA VALLEY

SCHAEFER AVE

EDISON AVE

EUCALYPTUS AVE

MERRILL AVE

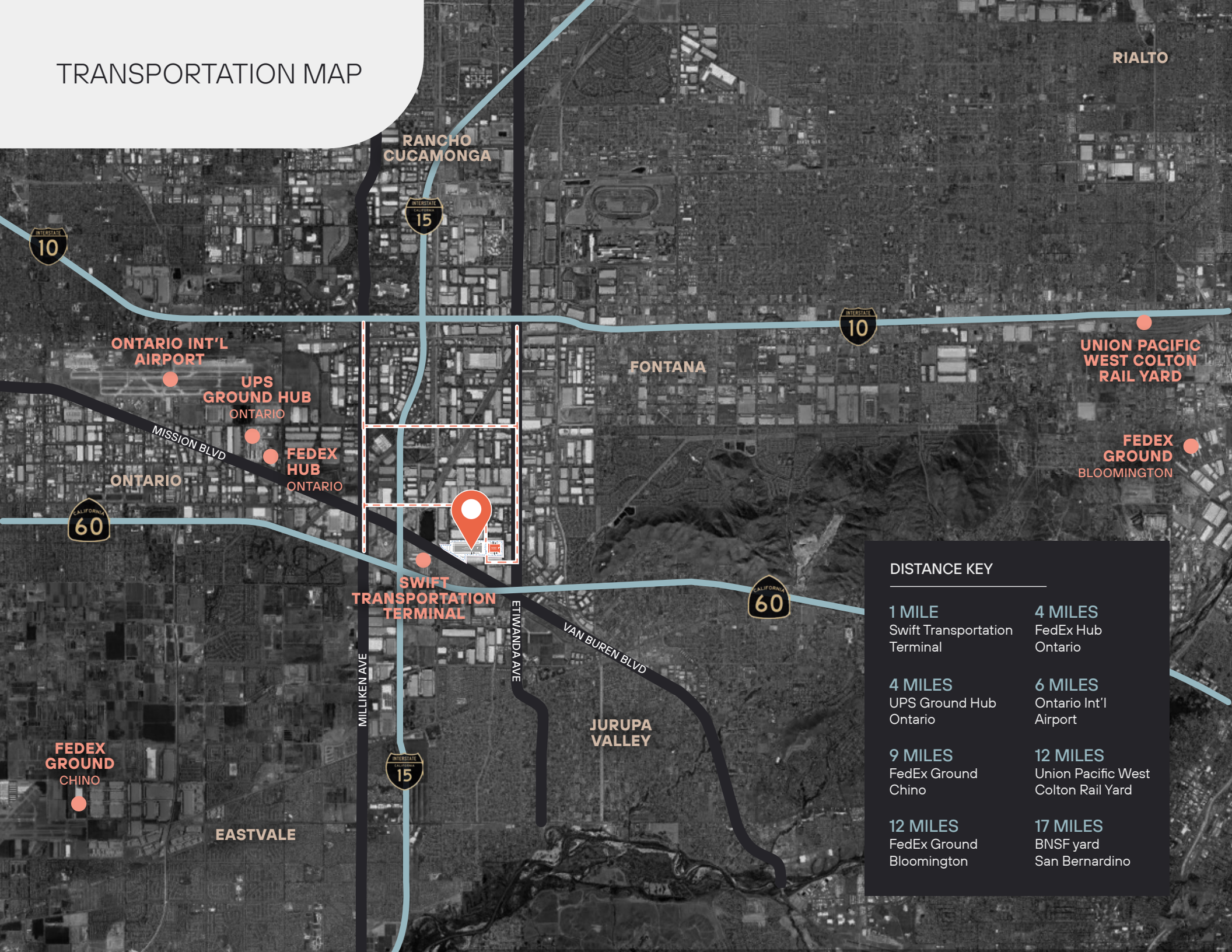
BELLEGRAVE AVE

VAN BUREN BLVD

EASTVALE

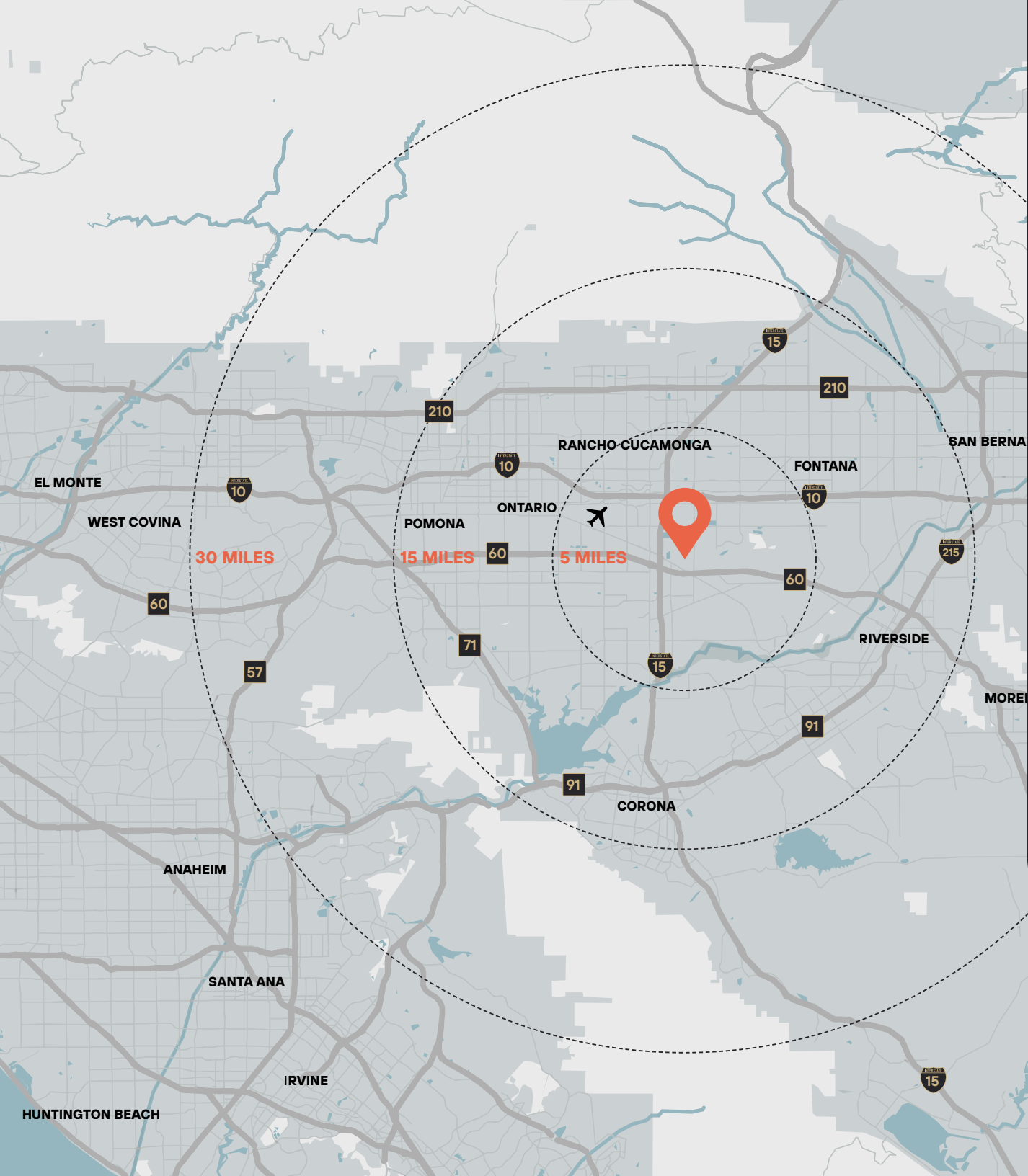
LIMONITE AVE

TRANSPORTATION MAP



DISTANCE KEY

- | | |
|--|--|
| 1 MILE
Swift Transportation Terminal | 4 MILES
FedEx Hub Ontario |
| 4 MILES
UPS Ground Hub Ontario | 6 MILES
Ontario Int'l Airport |
| 9 MILES
FedEx Ground Chino | 12 MILES
Union Pacific West Colton Rail Yard |
| 12 MILES
FedEx Ground Bloomington | 17 MILES
BNSF yard San Bernardino |



DEMOGRAPHICS

WITHIN A 30 MILE RADIUS

TOTAL POPULATION

6,172,484

AVERAGE HOUSEHOLD INCOME

\$123,203

HOUSEHOLD INCOME ≤ \$100,000 (2021)

45.89%

LABOR FORCE POPULATION

2,973,643

BACHELORS DEGREE

20.94%

SOURCE: ESRI 2023





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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord.

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