



\$1.00 PSF LEASING BONUS ON LEASE SIGNED BY MARCH 31, 2024

11210 Inland Ave., Jurupa Valley, CA 91752

A Superior Location.

Offering close access to key freeway arteries, rail lines and airports including the Ontario International Airport and San Bernardino International Airport. A superior location with direct access to Interstates 10 and 15 and close proximity to State Routes 60, as well to other Inland Empire cities and Los Angeles and Orange County markets make it a draw for tenants and businesses seeking to expand or consolidate.

Specifications

30,527 sq. ft.
AVAILABLE

±1,050 sq. ft.
OFFICE AREA

24'
CLEAR HEIGHT

1990
YEAR BUILT

Two (2)
DOCK DOORS

One (1)
GROUND LEVEL DOORS

UP TO 80 Spaces
AUTO PARKING

**1,200 Amps, 480/277V
3-Phase (VERIFY)**
CITY OF JURUPA VALLEY POWER

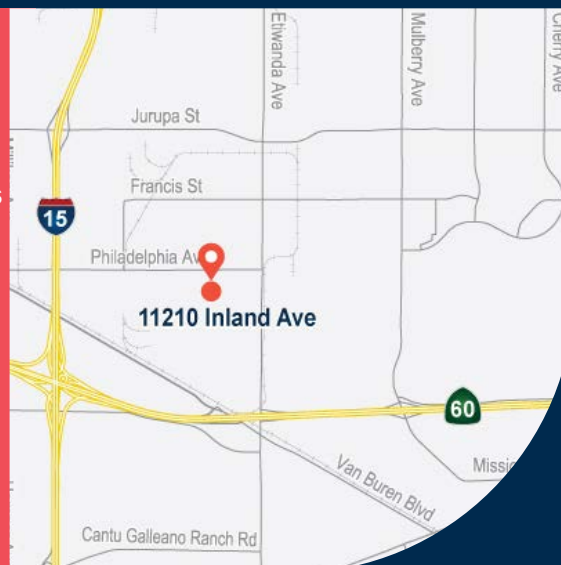
0.45/3,000 SF
FIRE SPRINKLERS

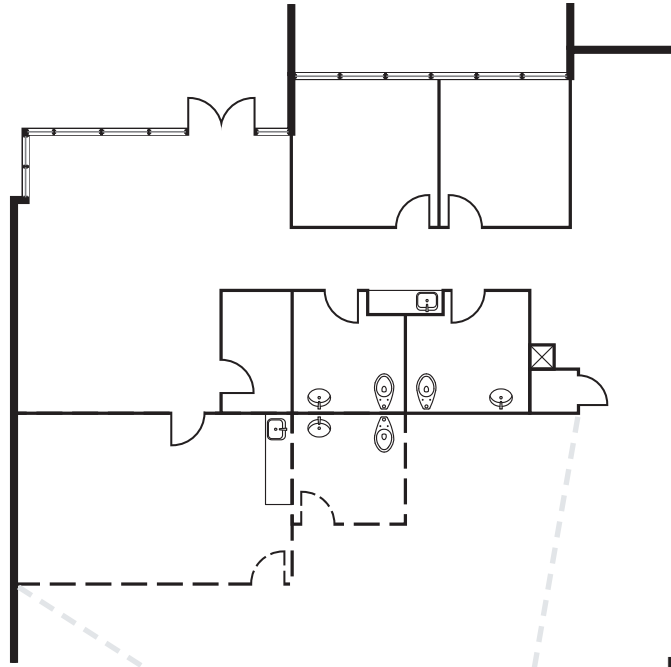
**150' Concrete Truck Court
(On Average)**

Two (2) Dock Position Doors

One (1) Grade Level Door

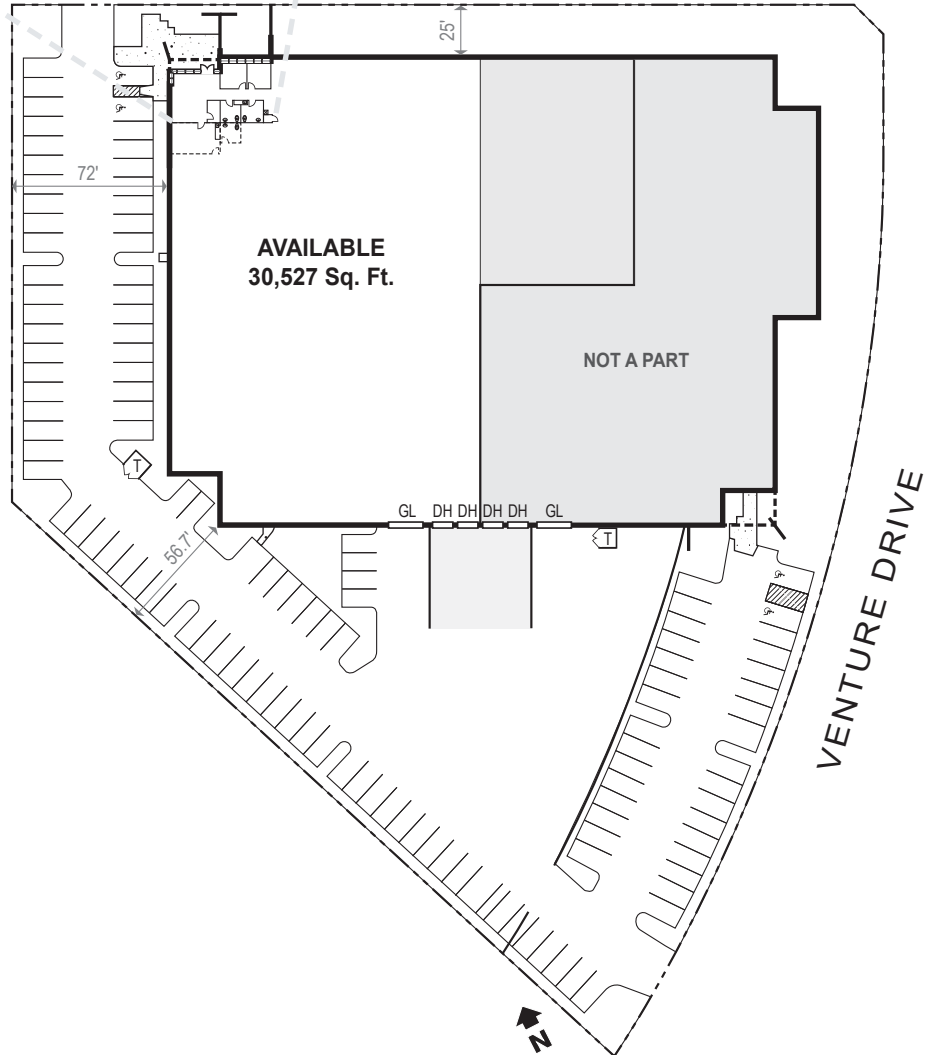
**Convenient Access to I-10
and I-15 Freeways.**





INLAND AVENUE

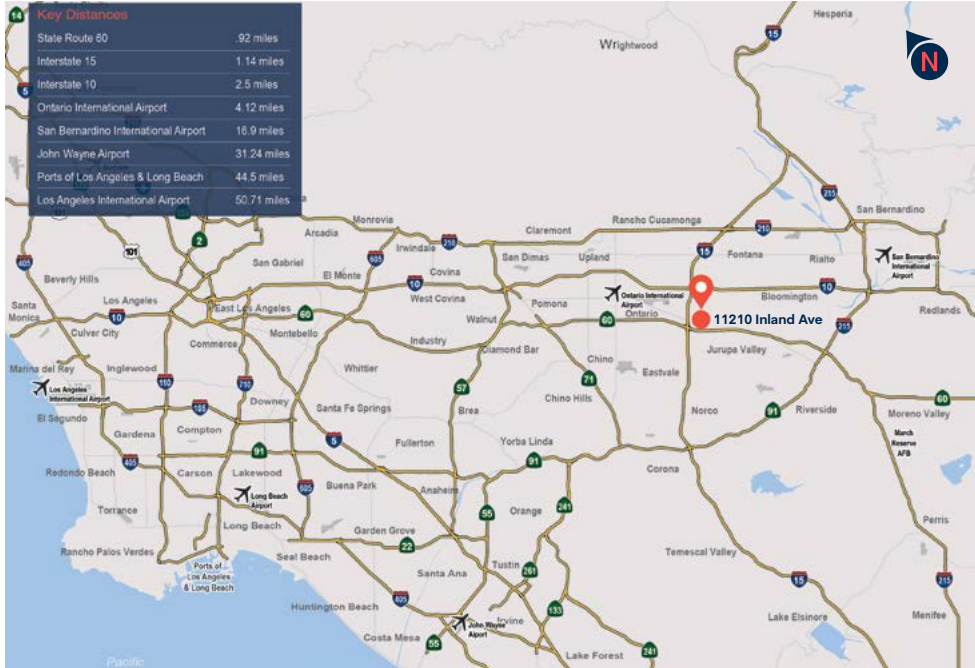
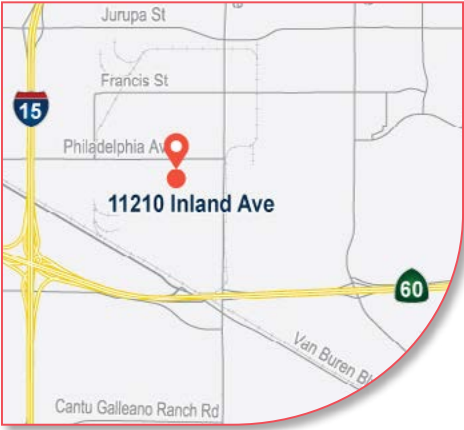
SITE AREA	
In S.F.	142,441 Sq. Ft.
In Acres	3.27 AC
BUILDING AREA	
	61,536 Sq. Ft.
TOTAL AVAILABLE	
Avail Space	30,527 Sq. Ft.
Office	±1,050 Sq. Ft.
Warehouse	29,477 Sq. Ft.
TOTAL	30,527 Sq. Ft.
COVERAGE	
	43%
PARKING	
Auto	115 Stalls on Site Up to 80 Stalls
TRUCK COURT	
	124' - 167'



This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



Area Map & Key Distances



Contacts

Voit

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