

# AVAILABLE FOR SALE OR LEASE

±30,330 SF FREESTANDING INDUSTRIAL BUILDING

4688 TROY COURT

JURUPA VALLEY, CALIFORNIA



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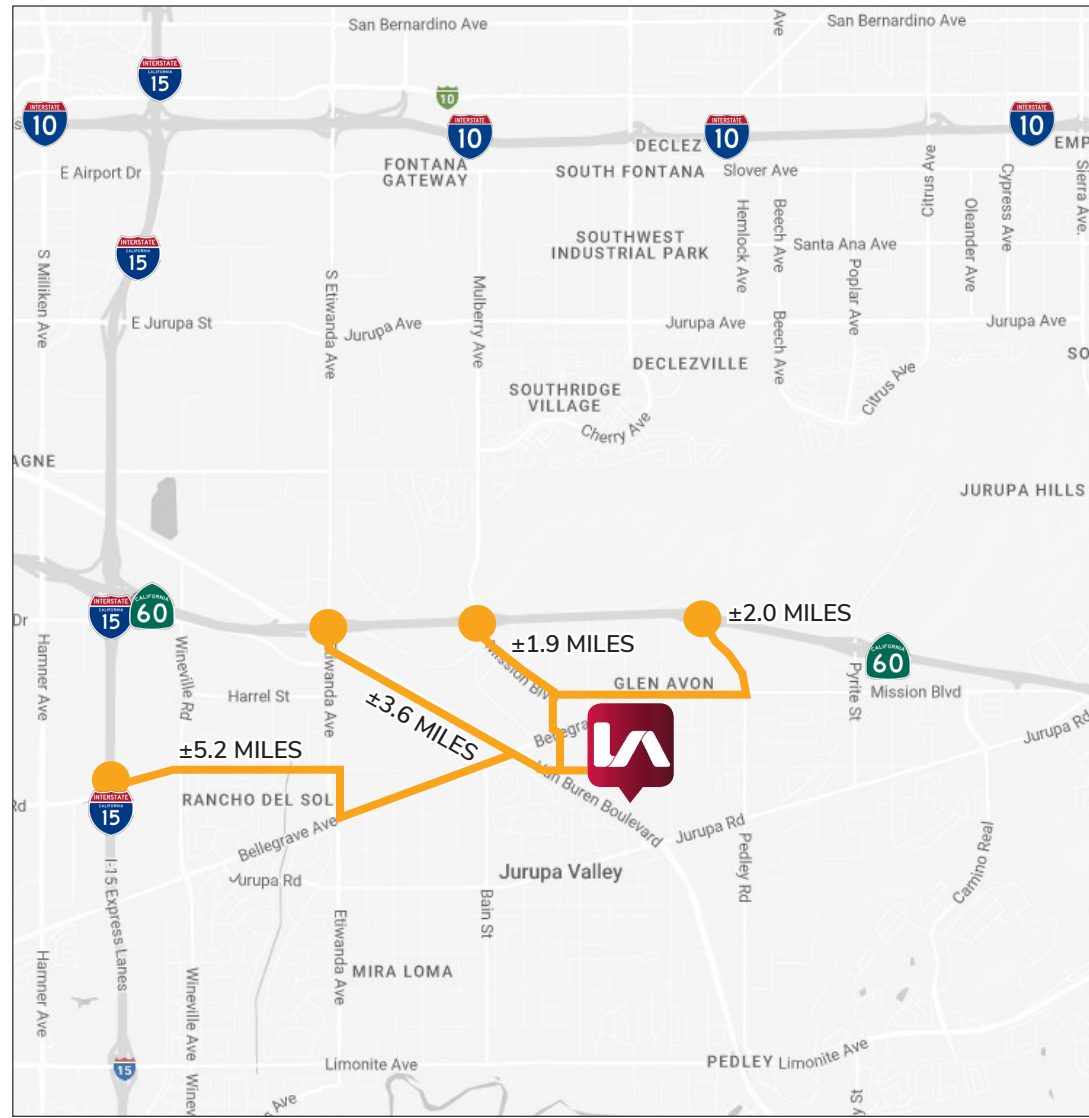
## ±30,330 SQUARE FOOT INDUSTRIAL BUILDING

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## JURUPA VALLEY, CALIFORNIA

### PROPERTY FEATURES

- >> ±30,330 SQUARE FOOT BUILDING
- >> ±1.32 ACRES OF LAND
- >> ±4,436 SQUARE FEET OF TWO-STORY OFFICE SPACE
- >> FOUR (4) DOCK HIGH DOORS | ONE DOCK WITH PIT LEVELER (DOOR NO. 3)
- >> ONE (1) GROUND LEVEL LOADING DOOR
- >> ESFR SPRINKLER SYSTEMS (K25.2 HEADS @ 20 PSI)
- >> 28' MINIMUM CLEARANCE HEIGHT
- >> 800 AMPS, 277/480 VOLTS, 3 PHASE
- >> FENCED, PAVED AND SECURED YARD AREA
- >> BUILT IN 2016
- >> ACCESS TO THE I-15 FREEWAYS VIA CANTU-GALLEANO RANCH ROAD (±5.2 MILES DRIVING DISTANCE)
- >> ACCESS TO THE CA-60 VIA ETIWANDA AVENUE, MISSION BOULEVARD AND PEDLEY ROAD (±1.9 MILES TO ±3.6 MILES DRIVING DISTANCE)
- >> ZONED: M-SC MANUFACTURING SERVICE COMMERCIAL CITY OF JURUPA VALLEY ZONING ([CLICK HERE](#))



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FOR MORE INFORMATION, PLEASE CONTACT:

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