

FOR SALE

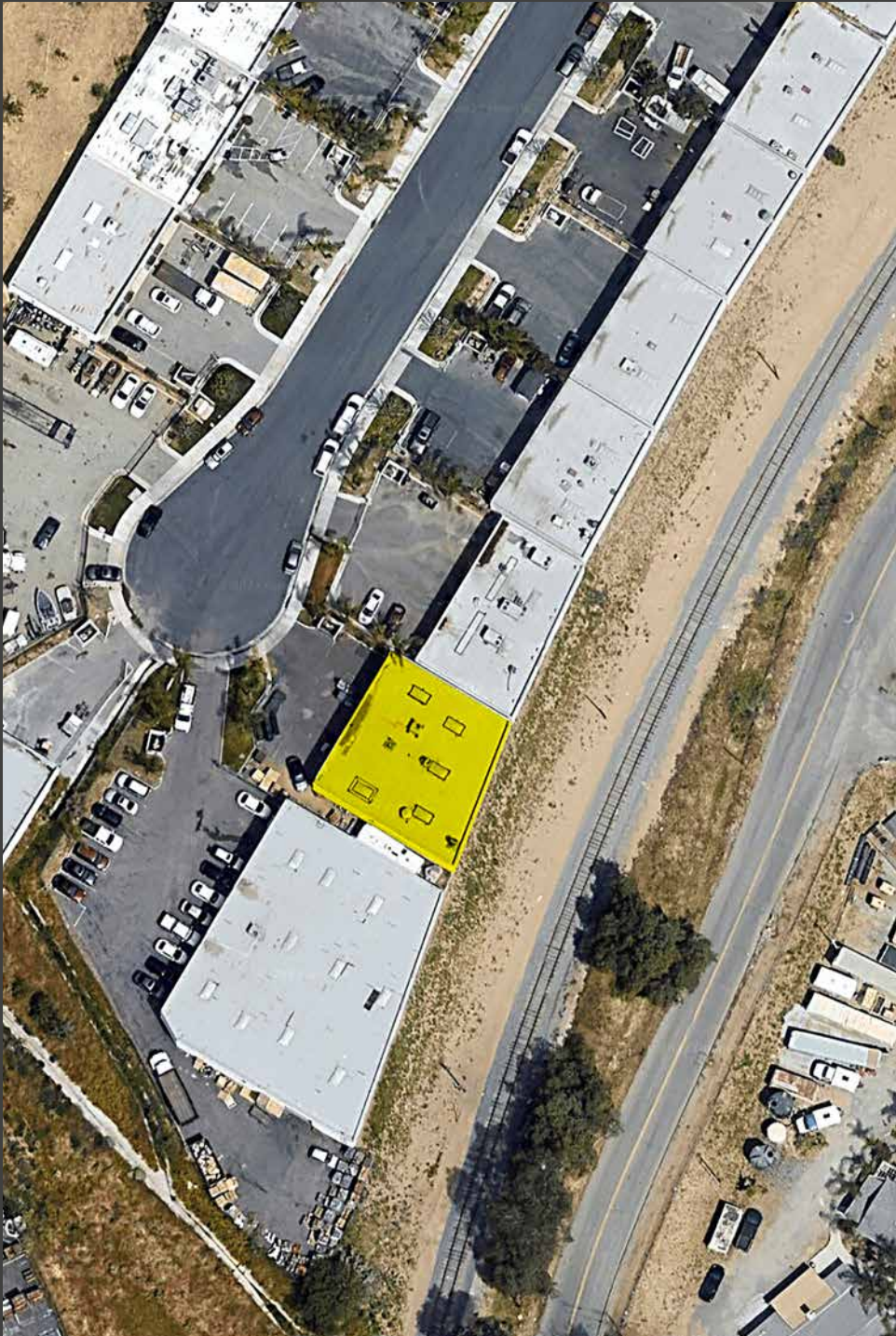
Great Jurupa Valley Location

INDUSTRIAL OWNER/USER OPPORTUNITY



Potential SBA 504 Financing With 10% Down!

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists



FOR SALE

1808 CONTAINER CIRCLE
JURUPA VALLEY, CA 92509

- Prime industrial owner/user purchase opportunity
- Currently tenant occupied
- Property can be delivered vacant before close of escrow
- Located just north of the intersection of Market St and Rubidoux Blvd
- Easy access to I-10 and 60 freeways
- Potential SBA 504 financing with 10% down

ASKING PRICE

\$1,595,000

BUILDING SIZE

4,791 SF

YEAR BUILT

2002

LAND SIZE

9,148 SF

ZONING

M-SC

CLEARANCE HEIGHT

14'

GROUND LEVEL LOADING

2: 10X12

POWER

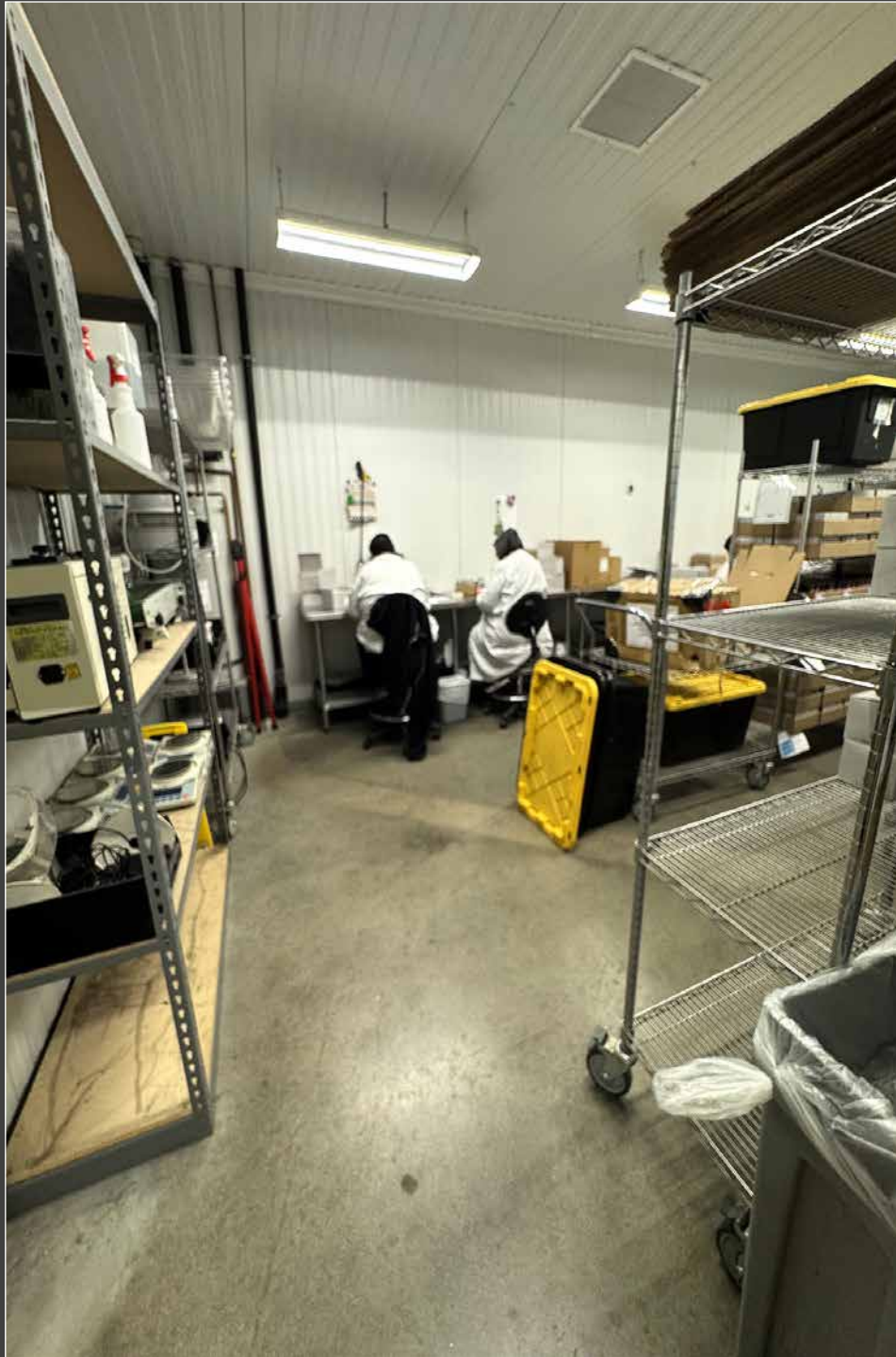
400A/277-480V 3Phase

PARKING

6 Surface Spaces

APN

175-270-011





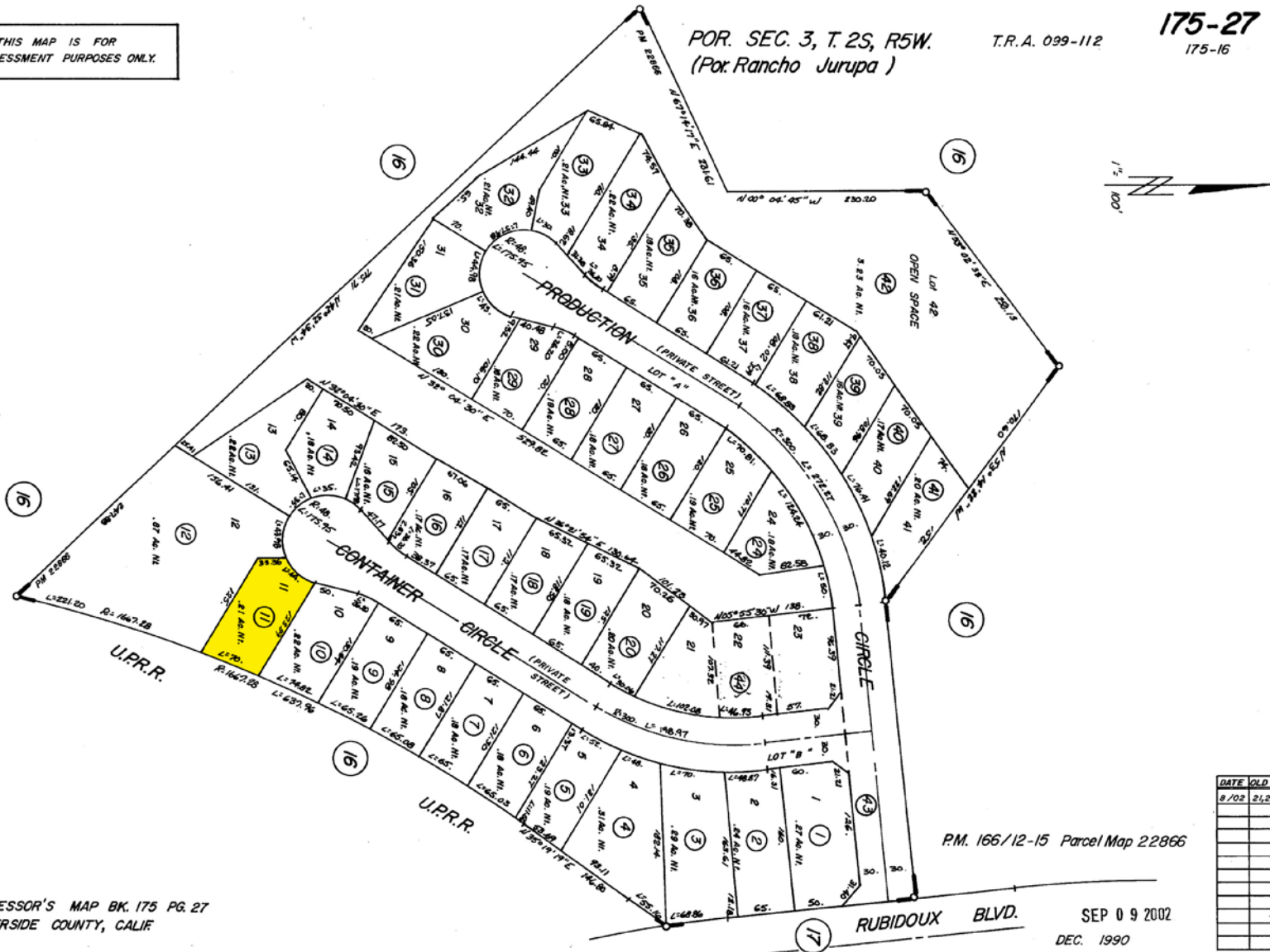
PLAT MAP

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY.

POR. SEC. 3, T. 2S, R. 5W.
(Por. Rancho Jurupa)

T.R.A. 099-112

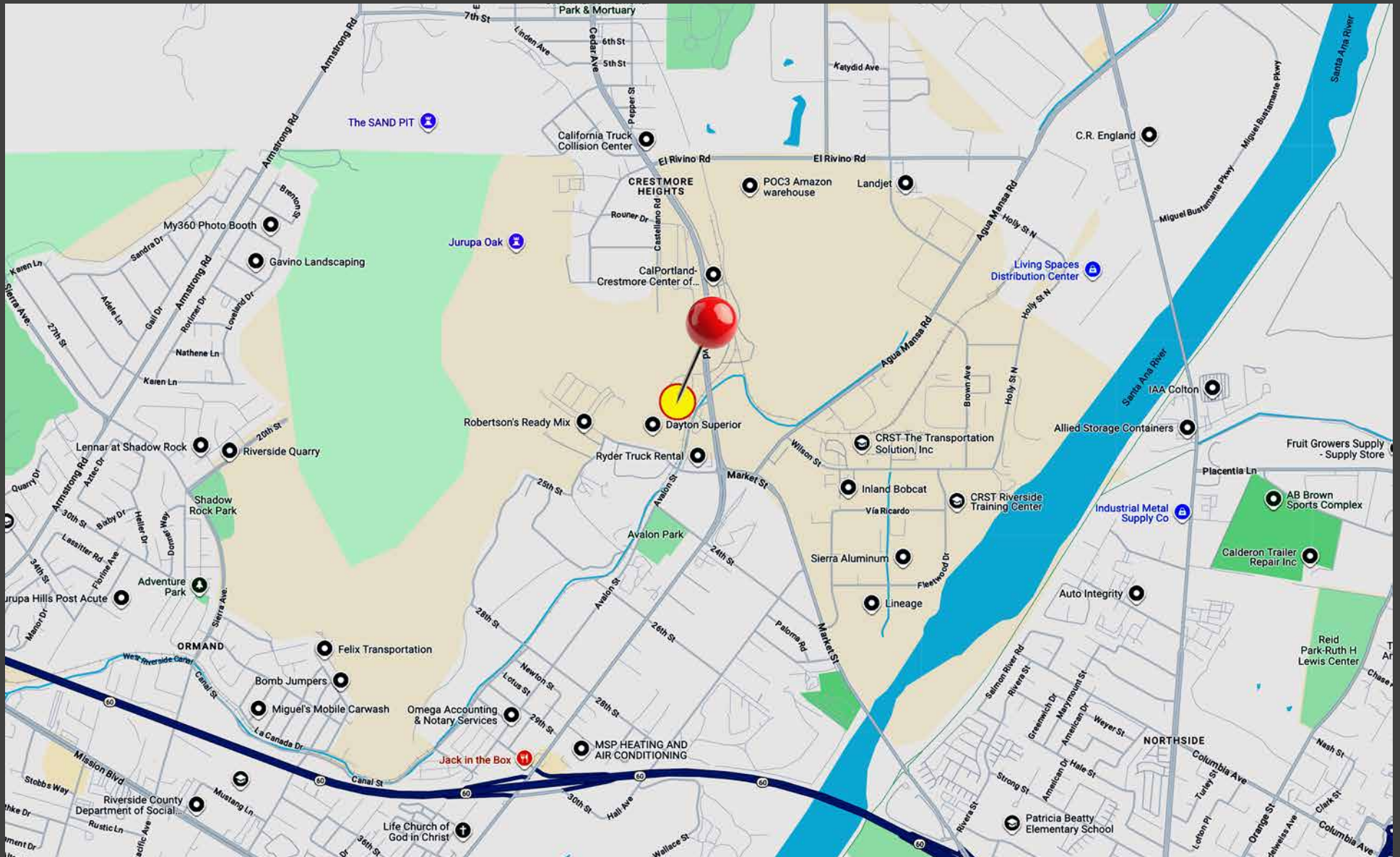
175-27
175-16



ASSESSOR'S MAP BK. 175 PG. 27
RIVERSIDE COUNTY, CALIF

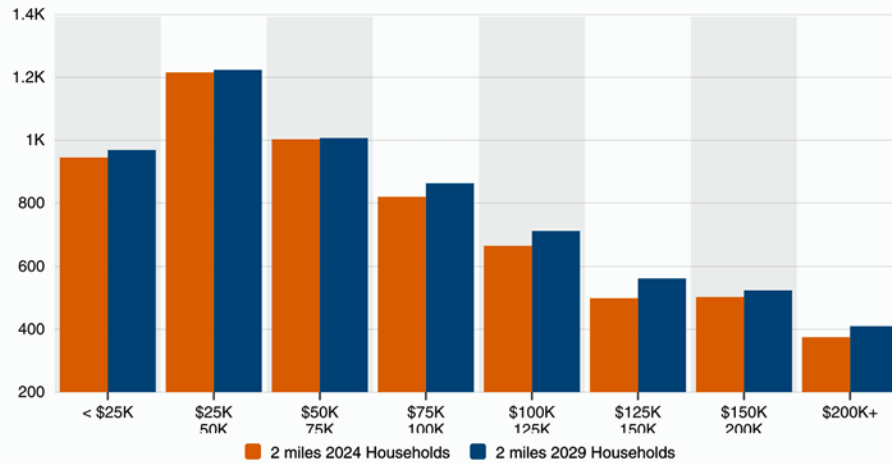
DATE	OLD NO.	NEW NO.
8/02	21,22,23	44

AREA MAP

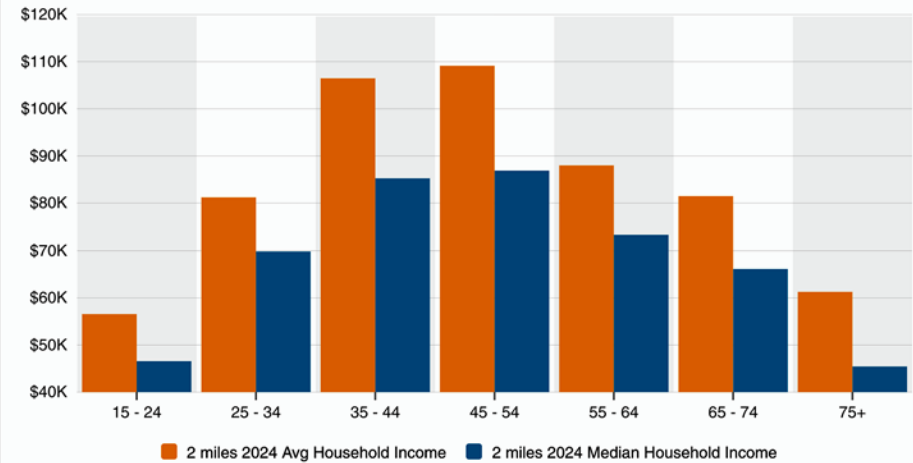


DEMOGRAPHICS

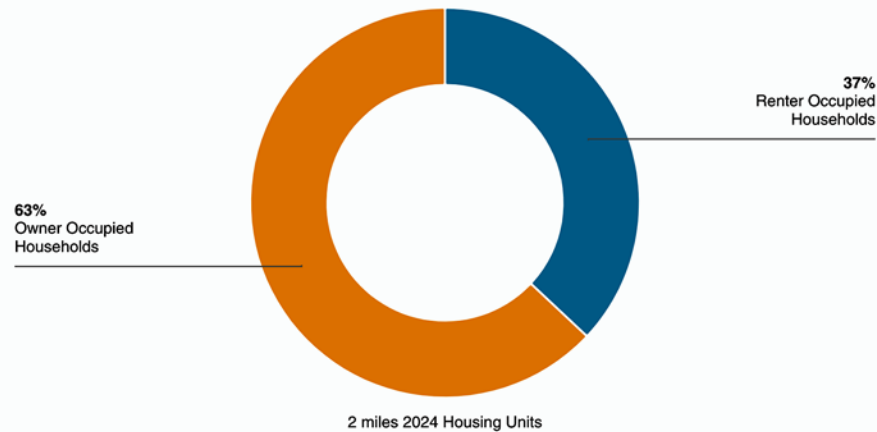
Household Income



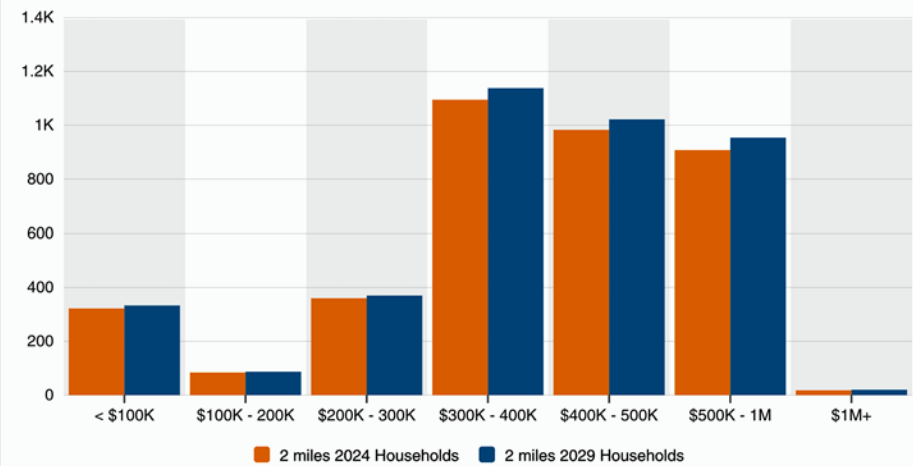
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

Great Jurupa Valley Location

INDUSTRIAL OWNER/USER OPPORTUNITY

**4,791 SF Building
9,148 SF of Land**

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