

NEW INDUSTRIAL DEVELOPMENT

Project for Lease

3 Free-Standing Buildings

±48,435 SF / ±62,619 SF / ±80,257 SF
Troy Court, Jurupa Valley, CA 92509



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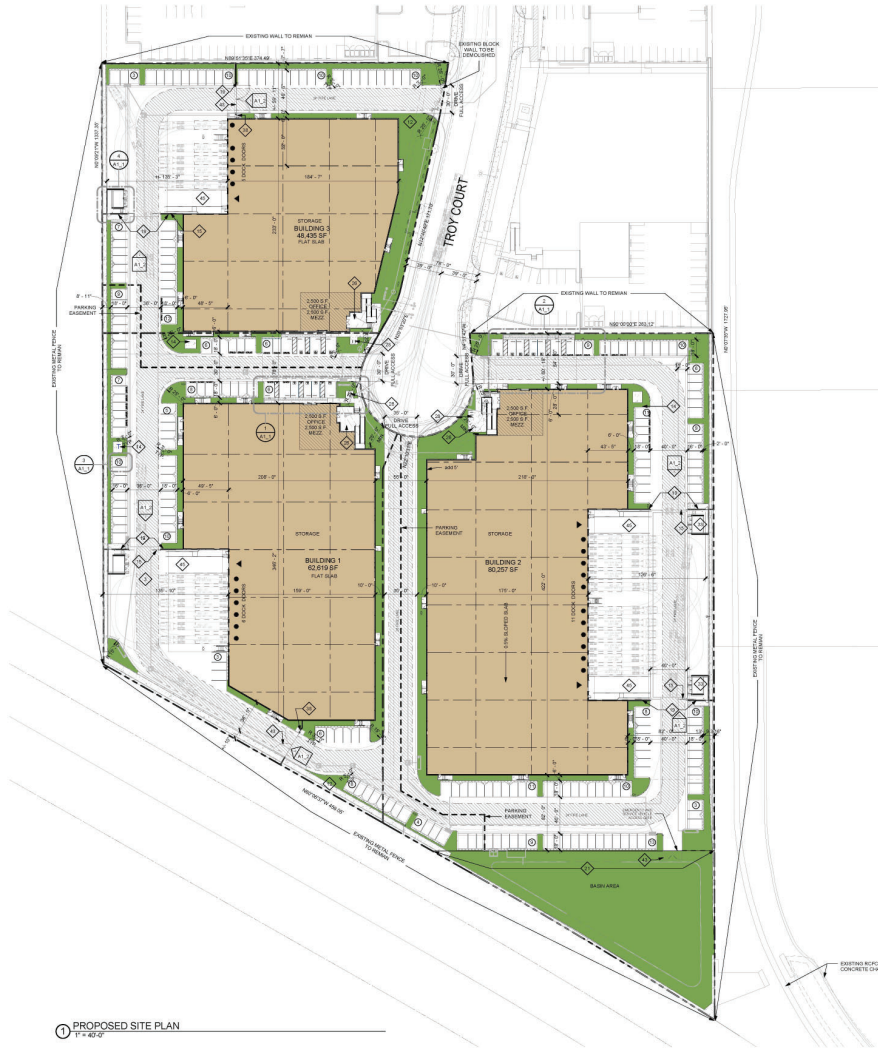
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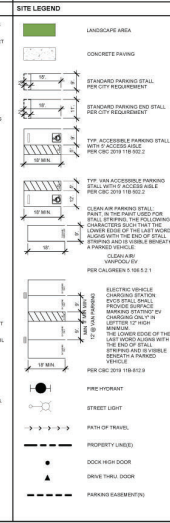
Site Plan



PROPOSED SITE PLAN
1" = 40'

- KEYNOTES**
- 1 CONCRETE PAVING, REFER TO CIVIL DRAWINGS FOR SECTION AND FINISHES. U.S. TO DOWNGRADE WITH CONCRETE PAVING TO EXISTING GRADE. A PARALLEL TO EXISTING PAVING. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - 2 LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - 3 PROVIDE TRANSFORMER LOCATIONS. PROVIDE BOLLARDS PER UTILITY COMPANY REQUIREMENTS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 4 BURNING METAL GATE. ELECTRICALLY OR MANUALLY OPERATE. PROVIDE ACCESS TO DRIVEWAY AND DRIVEWAY. PROVIDE WALK PAD FOR FIRE DEPT. (STD.)
 - 5 CONCRETE SIDEWALK. SEE S-100.
 - 6 METAL TUB STEEL. SEE S-100.
 - 7 BURNING METAL GATE. PROVIDE ACCESS TO DRIVEWAY AND DRIVEWAY. PROVIDE WALK PAD FOR FIRE DEPT. (STD.)
 - 8 PROVIDE 10 FT. BURNING METAL GATE. PROVIDE ACCESS TO DRIVEWAY AND DRIVEWAY. PROVIDE WALK PAD FOR FIRE DEPT. (STD.)
 - 9 BURNING METAL GATE. ELECTRICALLY OR MANUALLY OPERATE. PROVIDE ACCESS TO DRIVEWAY AND DRIVEWAY. PROVIDE WALK PAD FOR FIRE DEPT. (STD.)
 - 10 CONCRETE TROUBLE MAKER WITH 4" DIA. COIL. TIE UP SUBSTANTIALLY PAINTED TO MATCH BUILDING. SEE ELECTRICAL.

- SITE PLAN GENERAL NOTES**
- 1 THE SITE PLAN SHALL MEET ALL ENGINEERING A WIDES REQUIREMENTS.
 - 2 GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMBIGNOTIONS LISTED ON THE TITLE SHEET AND FOLLOW ALL REQUIREMENTS.
 - 3 U.S. CALL ALL UTILITIES TO CONCRETE WALLS AND LOCATE AND MARK TO THE CENTER OR QUARTERS AS DIRECTED TO PARALLEL WALLS AND 1/4" FROM TO THE CENTER AND TO THE WALL. PARALLEL TO THE CENTER OF THE WALL. PROVIDE ACCESS TO THE CENTER OF THE WALL. PROVIDE ACCESS TO THE CENTER OF THE WALL.
 - 4 REFER TO CIVIL AND MEP PLANS TO CONFORM UTILITY REQUIREMENTS. PROVIDE ACCESS TO THE CENTER OF THE WALL. PROVIDE ACCESS TO THE CENTER OF THE WALL.
 - 5 REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
 - 6 ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS CONFORM TO THE FOLLOWING:
 - a) SLOPES IN THE DIRECTION OF TRAVEL SHALL BE 1:12. SLOPES IN THE OPPOSITE DIRECTION SHALL BE 1:20.
 - b) CLEAR WIDTH OF ALL WALKWAYS IS 6' 0" MIN.
 - c) CHANGES IN LEVEL UP TO 1/4" OVER 1' W/ PARALLEL COVERS IN SLOPE. OVERSTEPS SHALL BE 1/4" MAX. SLOPES SHALL BE 1:12.
 - d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTES IS 8' 0" MIN.
 - 7 ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A 6" MIN. 4" RISE CONCRETE CURB OR LEAN.
 - 8 A CONCRETE BURNING METAL GATE SHALL BE PROVIDED AT THE END OF ALL EXTERIOR DRIVEWAYS THAT DISCONNECT ON SURFACE OF PAVEMENT CONCRETE. SEE S-100.
 - 9 PROVIDE FIRE BOLLARD PROTECTION POSTS AS REQUIRED BY CITY CODES. OR FIRE BOLLARD PROTECTION POSTS AS REQUIRED BY CITY CODES. OR FIRE BOLLARD PROTECTION POSTS AS REQUIRED BY CITY CODES. OR FIRE BOLLARD PROTECTION POSTS AS REQUIRED BY CITY CODES.
 - 10 ALL EXTERIOR ROOFING/SHED COVERINGS SHALL BE MATCH EXISTING GRADE.
 - 11 WHERE OCCURS GENERAL CONTRACTOR TO PROVIDE 10 FT. BURNING METAL GATE FOR ALL RETAINING AND PLASTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL IS EXPOSED TO ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 1400A.



TROY COURT INDUSTRIAL PARTNERS, LLC.
JURUPA VALLEY, CA
PROJECT
4TH PLANNING SUBMITTAL



HERDMAN
ARCHITECTURE + DESIGN
ATB-2113
09.28.2021

SITE PLAN
A1

8/28/2021 10:48:54 AM



Building 1 Features

4795 Troy Ct., Jurupa Valley, CA 92509 | APN:167-110-036

Building Size:	±62,619 SF
Office Size:	2,500 SF
Mezzanine Office:	2,500 SF
Site Area:	±134,211 SF
Zoning:	M-SC (Manufacturing - Service Commercial)
Power:	1200 Amps, 277/480 Volts, 3 Phase / 4 Wire *Possible upgrade to 2500 Amp Switchgear
Construction Type:	Concrete Tilt-Up
Minimum Clear Height:	30' Minimum
Dock Loading Doors:	6 - 9' x 10'
Drive Through Door:	1 - 12' x 14'
Dock Equipment:	2 - 35,000lb dock levelers
Fire Sprinkler System:	ESFR
Skylights:	Yes
Warehouse Lighting:	20 foot candle LED lighting
Warehouse Ceiling:	White Scrim Foil Insulation
Restrooms:	4 Restroom
Parking Stalls:	79 Parking Stalls
Building Completion:	Complete
Building Notes: Free-standing, drive around building with state of the art architecture. Possible secured truck court.	



[Click for Building 1 Tour](#)



Building 1 Photos





Building 2 Features

4790 Troy Ct., Jurupa Valley, CA 92509 | APN:167-110-037

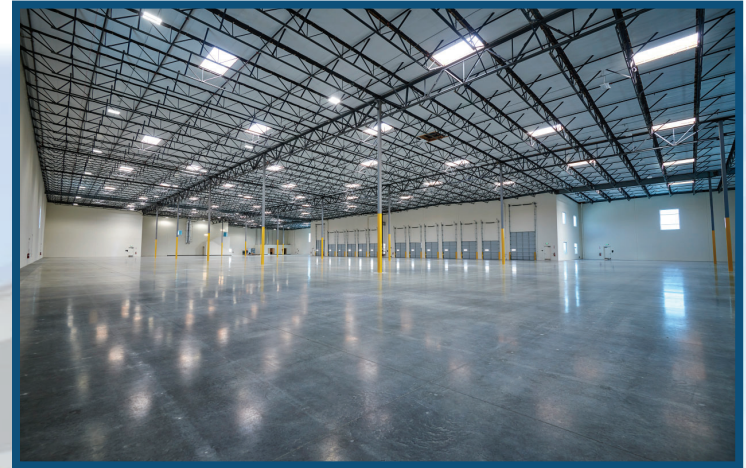
Building Size:	± 80,257SF
Office Size:	2,500 SF
Mezzanine Office:	2,500 SF
Site Area:	±218,605 SF
Zoning:	M-SC (Manufacturing - Service Commercial)
Power:	1200 Amps, 277/480 Volts, 3 Phase / 4 Wire *Possible upgrade to 2500 Amp Switchgear
Construction Type:	Concrete Tilt-Up
Minimum Clear Height:	30' Minimum
Dock Loading Doors:	11- 9' x 10'
Drive Through Door:	2 - 12' x 14'
Dock Equipment:	2 - 35,000lb dock levelers
Fire Sprinkler System:	ESFR
Skylights:	Yes
Warehouse Lighting:	20 foot candle LED lighting
Warehouse Ceiling:	White Scrim Foil Insulation
Restrooms:	4 Restroom
Parking Stalls:	106 Parking Stalls
Building Completion:	Complete
Building Notes:	Free-standing, drive around building with state of the art architecture. Possible secured truck court.



[Click for Building 2 Tour](#)



Building 2 Photos





Building 3 Features

4725 Troy Ct., Jurupa Valley, CA 92509 | APN:167-110-035

Building Size:	±48,435 SF
Office Size:	2,500 SF
Mezzanine Office:	2,500 SF
Site Area:	±101,349 SF
Zoning:	M-SC (Manufacturing - Service Commercial)
Power:	1200 Amp supply with 800 Amp breaker, 277/480 Volts, 3 Phase / 4 Wire *Possible upgrade to 2500 Amp Switchgear
Construction Type:	Concrete Tilt-Up
Minimum Clear Height:	30' Minimum
Dock Loading Doors:	5 - 9' x 10'
Drive Through Door:	1 - 12' x 14'
Dock Equipment:	2 - 35,000lb dock levelers
Fire Sprinkler System:	ESFR
Skylights:	Yes
Warehouse Lighting:	20 foot candle LED lighting
Warehouse Ceiling:	White Scrim Foil Insulation
Restrooms:	4 Restroom
Parking Stalls:	64 Parking Stalls
Building Completion:	Complete
Building Notes:	Free-standing, drive around building with state of the art architecture. Possible secured truck court.



[Click for Building 3 Tour](#)



Building 3 Photos





Aerial Maps





Location Map

