

11650 VENTURE DRIVE

FOR LEASE

±1,126,530 SF

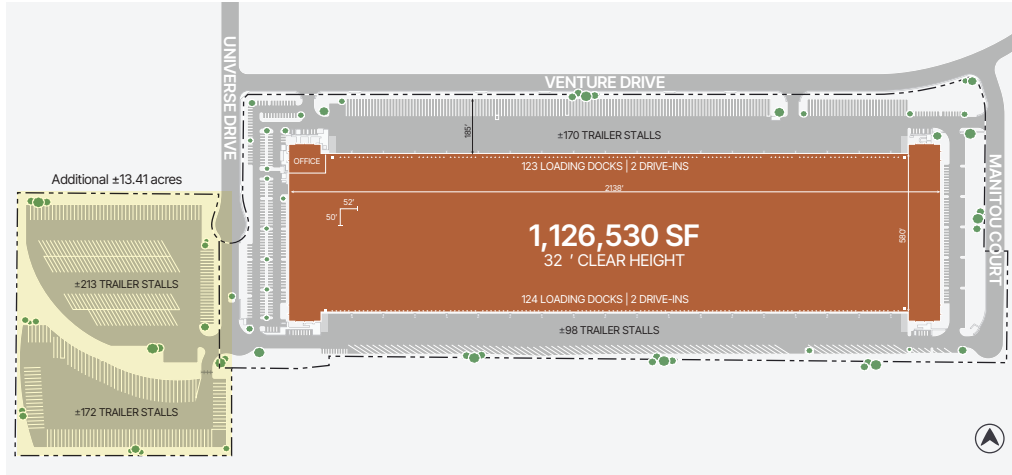
Railroad Service Opportunity

11650 Venture Drive
Jurupa Valley, CA 91752

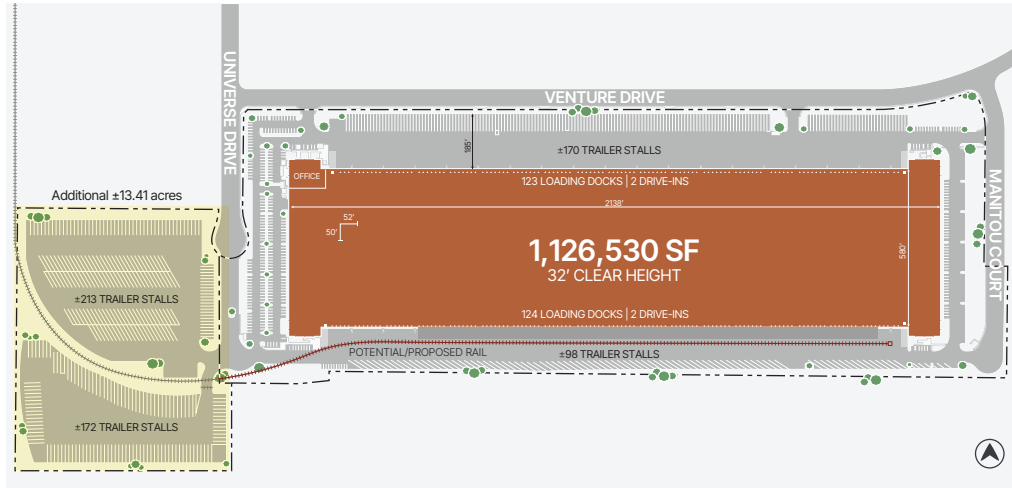


OVERVIEW

Existing Site Plan



Potential Union Pacific Railroad Service



SPECIFICATIONS

11650 Venture Drive
Jurupa Valley, CA 91752

Total Building SF	±1,126,530 SF
Office SF	±13,016 SF
Site Size	±49.4 Acres (Additional ±13.41 acres of trailer parking available)
Zoning	M-M
Clear Height	±32'
Loading Docks	±247
Pit-Levelers	±247
Drive-In Doors	4
Column Spacing	50' x 52'
Loading Format	Cross-dock
Truck Court Depth	136'-185'
Trailer Stalls	±268 (Up to ±385 additional stalls potentially available)
Car Spaces	±248
Sprinkler	ESFR K-14 (upgrade in progress)
Power	4,000 Amps at 480V 3 phase (expandable up to 5,172 amps at 480V 3 phase)
Lighting	LED
Security	Fenced Truck Court
Rail	Potential Union Pacific Railroad Service

LOCAL ACCESS

59

10

10

109

15

Ontario International Airport

E JURUPA ST

E JURUPA ST

ETWANDA AVE

108

MILLIKEN AVE

MISSION BLVD

E PHILADELPHIA ST

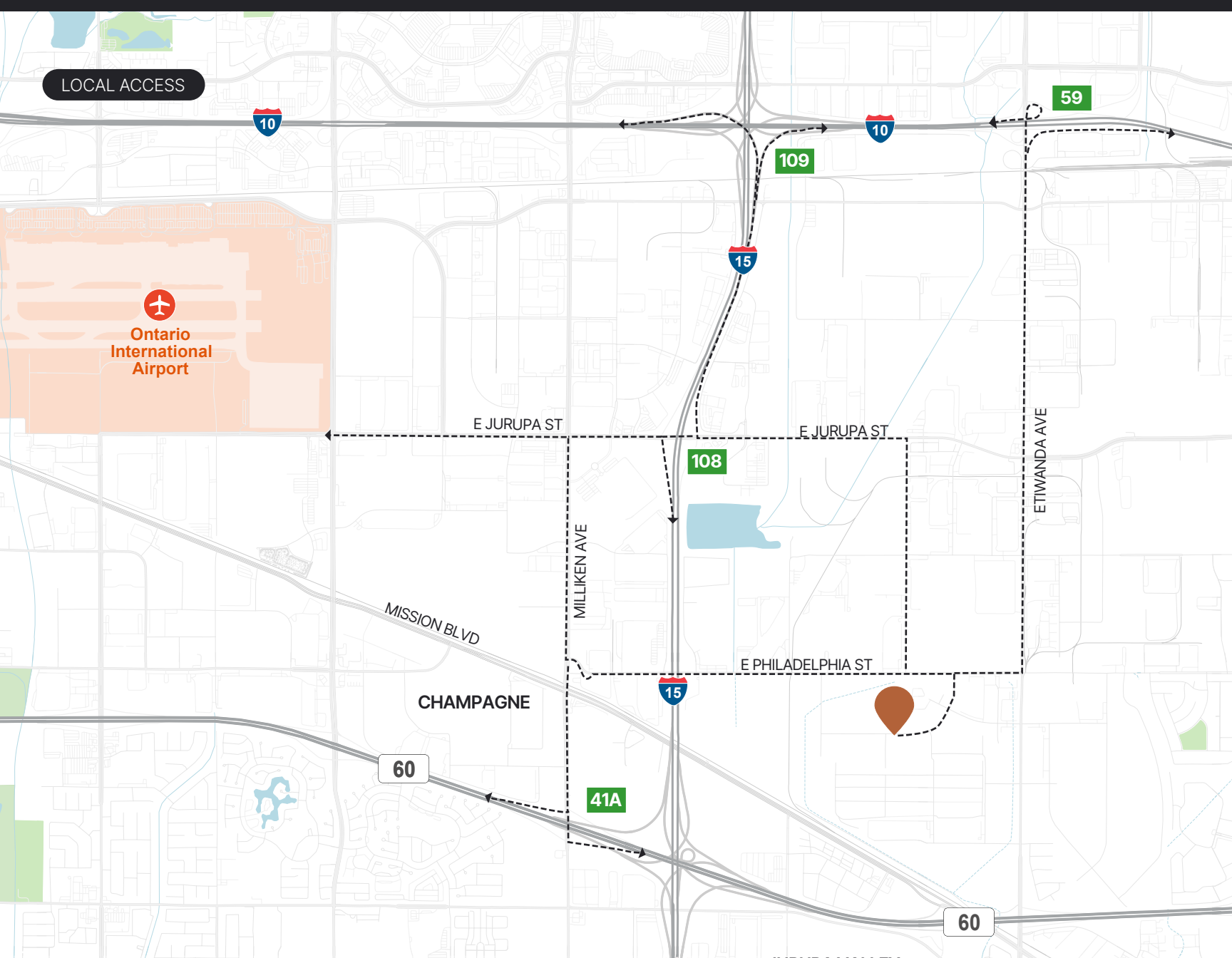
CHAMPAGNE

15

60

41A

60



FENCED TRUCK COURT



POTENTIALLY AVAILABLE

ADDITIONAL ±13.41 ACRES OF TRAILER PARKING



172 TRAILER STALLS

213 TRAILER STALLS

CONTACT INFORMATION



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Jurupa Valley, CA 91752

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