

COMMERCIAL YARD AVAILABLE

6090 ETIWANDA AVENUE | JURUPA VALLEY | CALIFORNIA

ASKING
\$20.00/LSF

**±2.5 ACRES OF LAND
AVAILABLE FOR SALE**

EXCLUSIVELY LISTED BY THE:

JONES
INDUSTRIAL TEAM

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY OVERVIEW

KEY HIGHLIGHTS



±108,900 SQUARE FEET
OF COMMERCIAL ZONED LAND



±2,400 SQUARE FOOT
OPEN AIR STORAGE BUILDING



±1,946 SQUARE FEET
OF OFFICE SPACE
(BETWEEN THREE BUILDINGS)



±2.5 ACRE PARCEL
APN: 161-260-006



22'
MINIMUM CLEARANCE



LARGE FULLY SECURED
YARD AREA

PROPERTY HIGHLIGHTS

- RECTANGULAR SHAPED PARCEL
- ZONED: C-P-S (SCENIC HIGHWAY COMMERCIAL) VIA CITY OF JURUPA VALLEY
- ±16 VEHICLE PARKING SPACES
- ±1.7-MILE DRIVING DISTANCE VIA LIMONITE AVENUE TO THE I-15 FREEWAY
- ±3.9-MILE DRIVING DISTANCE VIA ETIWANDA AVENUE TO THE CA-60 FREEWAY
- SIGNALIZED INTERSECTION ON ETIWANDA AVENUE & LIMONITE AVENUE



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PROPERTY AERIAL

ETIWANDA AVENUE

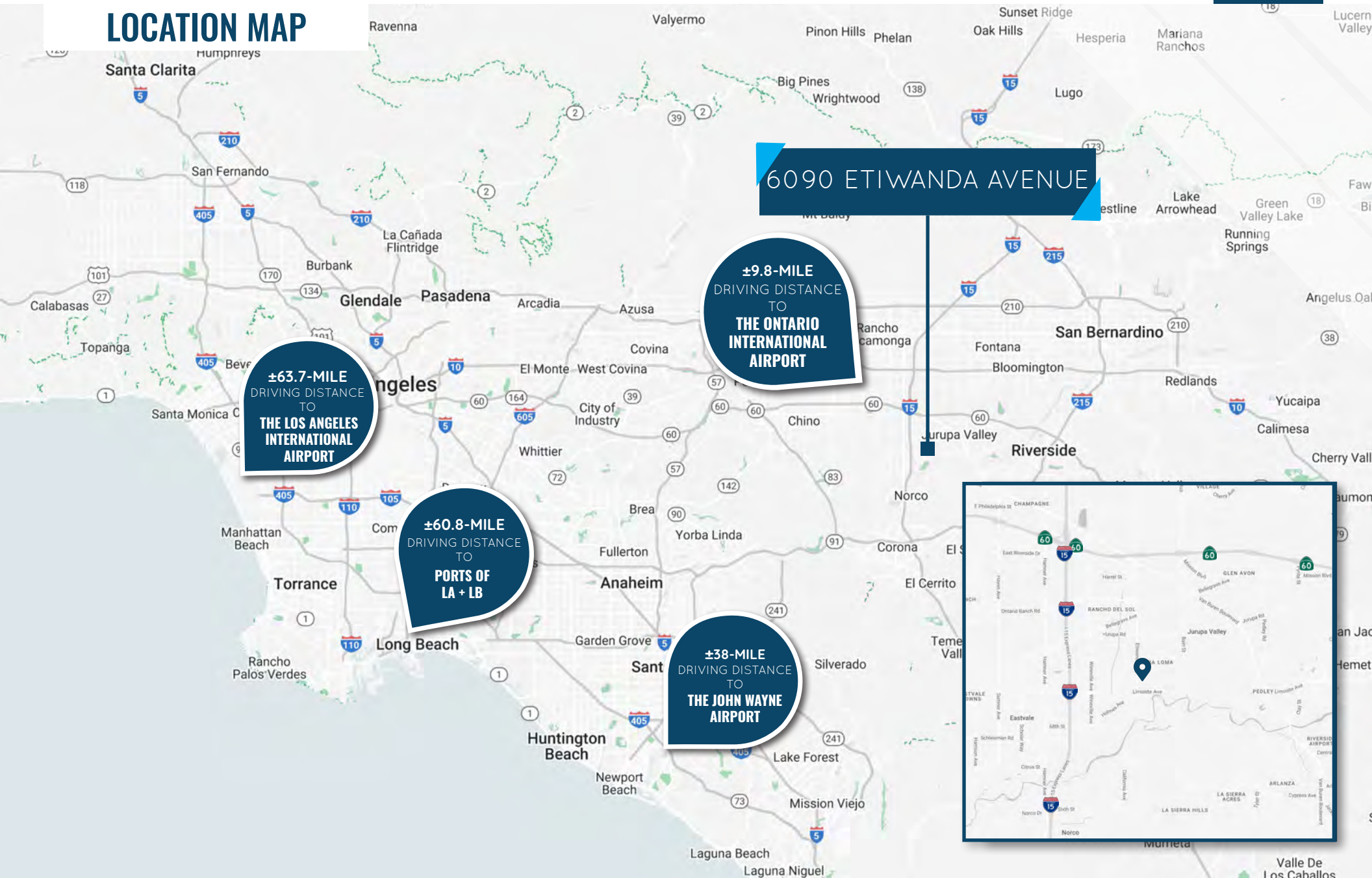


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LOCATION MAP



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