

PROPERTY FEATURES



LOT SIZE:
±2.17- Acres
(±94,532 sq.ft.)



PARCEL
APN'S: 169-280-017



ZONING
Business Park (B-P) per the
City of Jurupa Valley, CA

PROPERTY HIGHLIGHTS

- Plans for ±24,412 sq.ft. Industrial Building (in process)
- Great Access to Van Buren Blvd., ±3 Miles from Riverside Municipal Airport and ±9 Miles from Ontario International Airport
- Located Near the I-15 & 60 Freeways

FOR SALE

8804 JURUPA RD. JURUPA VALLEY, CA 92509



Pedley Rd.

Jurupa Rd.

Rene Ramos, Jr.
909.980.6868
Rene.Ramos@kwcommercial.com
CalDRE Lic. #01836872

Jacob B. Bernardy
909.935.0935
Jacob.Bernardy@kwcommercial.com
CalDRE Lic. #02039512

Robert Bagley III
909.935.0938
Aidan.Isaias@kwcie.com
CalDRE Lic. #02228061

Daniel W. Richards
909.980.6868
Daniel.Richards@kwcommercial.com
CalDRE Lic. #00803221



**INLAND
EMPIRE**

CAL DRE # 02120868

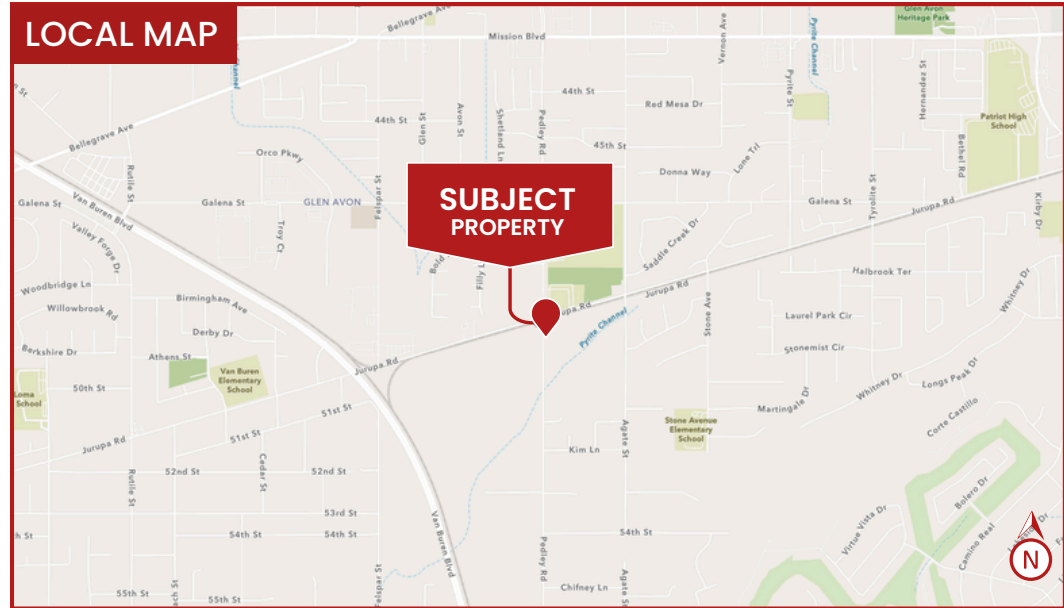
KW COMMERCIAL
3595-1 Inland Empire
Blvd. Suite 1250
Ontario, CA 91764
909.980.6868

WE OBTAINED THE INFORMATION ABOVE FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY, OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION.

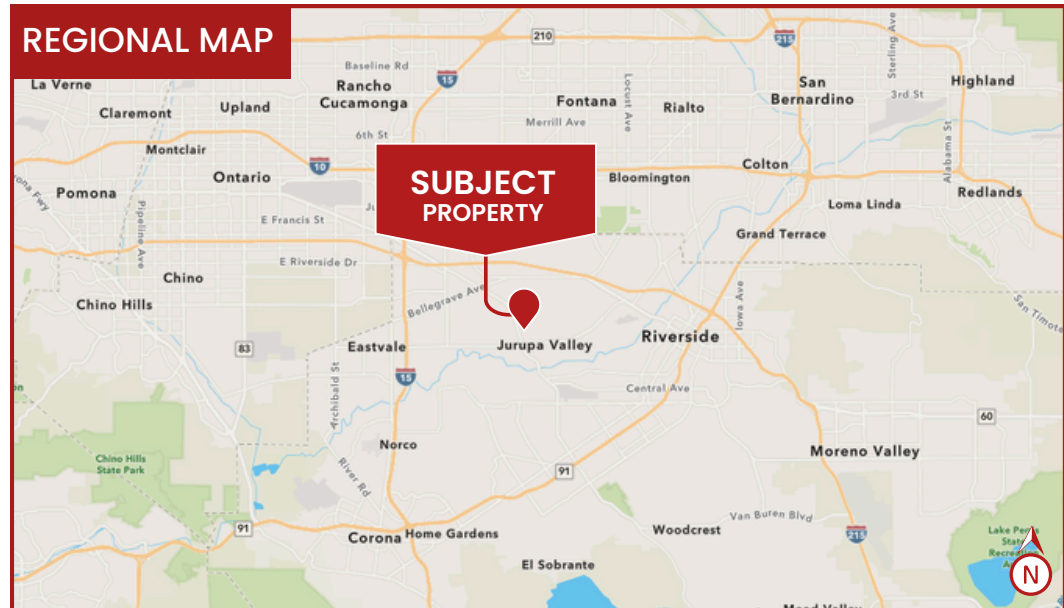
AERIAL MAP



LOCAL MAP



REGIONAL MAP



Rene Ramos, Jr.
 909.980.6868
 Rene.Ramos@kwcommercial.com
 CalDRE Lic. #01836872

Jacob B. Bernardy
 909.935.0935
 Jacob.Bernardy@kwcommercial.com
 CalDRE Lic. #02039512

Robert D. Bagley III
 909.935.0938
 Robert.Bagley@kwcommercial.com
 CalDRE Lic. #02131874

Daniel W. Richards
 909.980.6868
 Daniel.Richards@kwcommercial.com
 CalDRE Lic. #00803221



**INLAND
 EMPIRE**

CAL DRE # 02120868



Rene Ramos, Jr.
909.980.6868
Rene.Ramos@kwcommercial.com
CalDRE Lic. #01836872

Jacob B. Bernardy
909.935.0935
Jacob.Bernardy@kwcommercial.com
CalDRE Lic. #02039512

Robert D. Bagley III
909.935.0938
Robert.Bagley@kwcommercial.com
CalDRE Lic. #02131874

Daniel W. Richards
909.980.6868
Daniel.Richards@kwcommercial.com
CalDRE Lic. #00803221



**INLAND
EMPIRE**

CAL DRE # 02120868



Rene Ramos, Jr.
909.980.6868
Rene.Ramos@kwcommercial.com
CalDRE Lic. #01836872

Jacob B. Bernardy
909.935.0935
Jacob.Bernardy@kwcommercial.com
CalDRE Lic. #02039512

Robert D. Bagley III
909.935.0938
Robert.Bagley@kwcommercial.com
CalDRE Lic. #02131874

Daniel W. Richards
909.980.6868
Daniel.Richards@kwcommercial.com
CalDRE Lic. #00803221



INLAND
EMPIRE

CAL DRE # 02120868