

FOR SALE

± 6,400 SF INDUSTRIAL CONDO

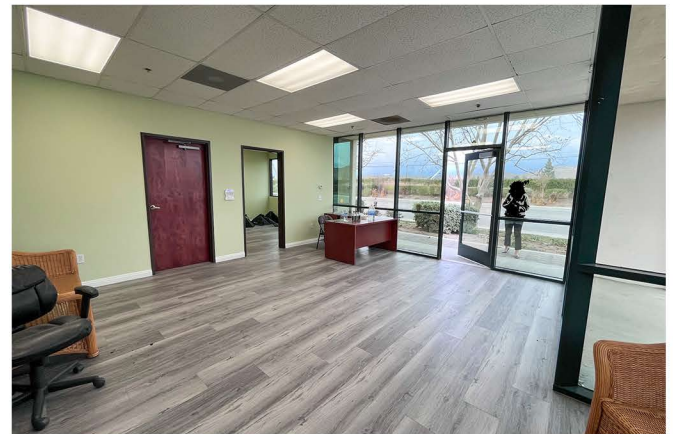
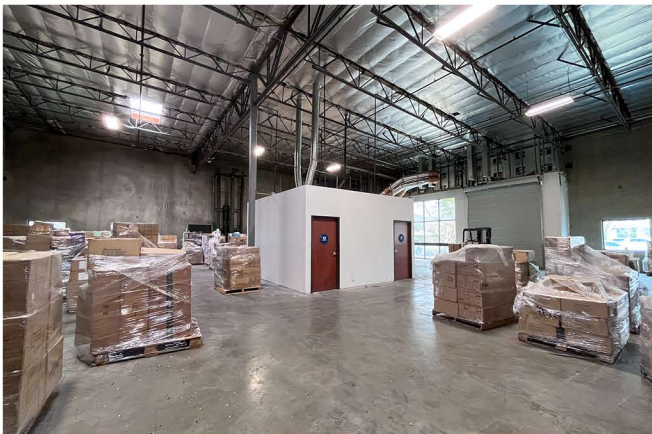
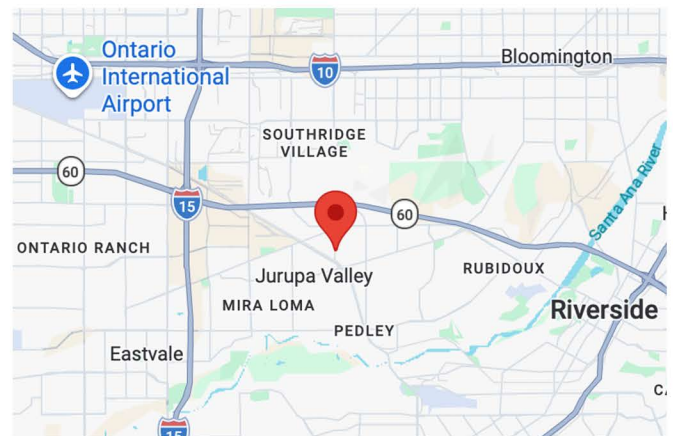
9346 GALENA ST A/B

JURUPA VALLEY, CA 92509



Property Highlights:

- ±6,400 Square Feet
- ±550 Square Feet Office
- 1 Ground Level Door (12'x14')
- 18' Minimum Warehouse Clearance
- Power: 200 Amps 277/480 3 Phase 4 wire (Verify)
- High-End Office/Restrooms with Granite & Tile
- Metal Halide Warehouse Lighting
- 3:1,000 SF Parking Ratio
- Excellent Access to the 60 and 15 Freeways
- Leased Through March 31, 2027



For More Information, Please Contact:



Ricky Lee, CCIM, MBA

Broker, Loan Consultant | License ID # 01932116

P: 909-348-3956

E: rlee@RJRealty.net

RJ REALTY

888 BREA CANYON ROAD, SUITE 200

DIAMOND BAR, CA 91765

P: 909-468-2727

CORP ID 02201099

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

FOR SALE

± 6,400 SF INDUSTRIAL CONDO

9346 GALENA ST A&B
JURUPA VALLEY, CA 92509



Investment Highlights:

Stabilized Industrial Investment with Near-Term Upside

- **Stabilized Income** – Leased at \$9,844/month (\$118,128 annually)
- **Conservative Yield** – Allows for prudent underwriting with upside potential
- **Lease Through 3/31/2027** – Near-term flexibility for investors or owner-users
- **Below Market Basis** – Offered at \$339/SF vs. higher recent comparable sales
- **Small-Bay Demand** – Highly sought-after <10,000 SF industrial product
- **Functional Specs** – 18' clear, ground-level loading, 3-phase power
- **Prime IE West Location** – Immediate access to I-60 & I-15

Site Plan



For More Information, Please Contact:



Ricky Lee, CCIM, MBA
Broker, Loan Consultant | License ID # 01932116
P: 909-348-3956
E: rlee@RJRealty.net



RJ REALTY
888 BREA CANYON ROAD, SUITE 200
DIAMOND BAR, CA 91765
P: 909-468-2727
CORP ID 02201099