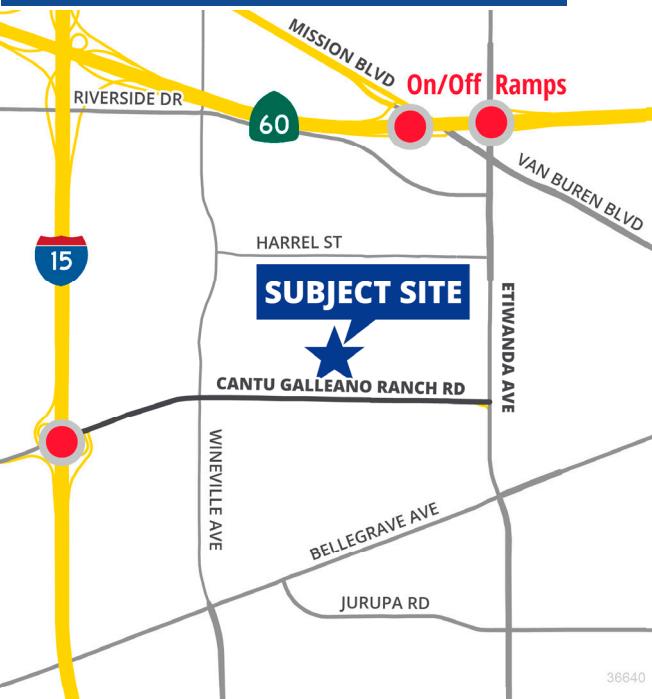




177,448 SF

For Lease

AVAILABLE  
September 1, 2024



11455 Cantu Galleano Ranch Rd.  
Jurupa Valley, CA

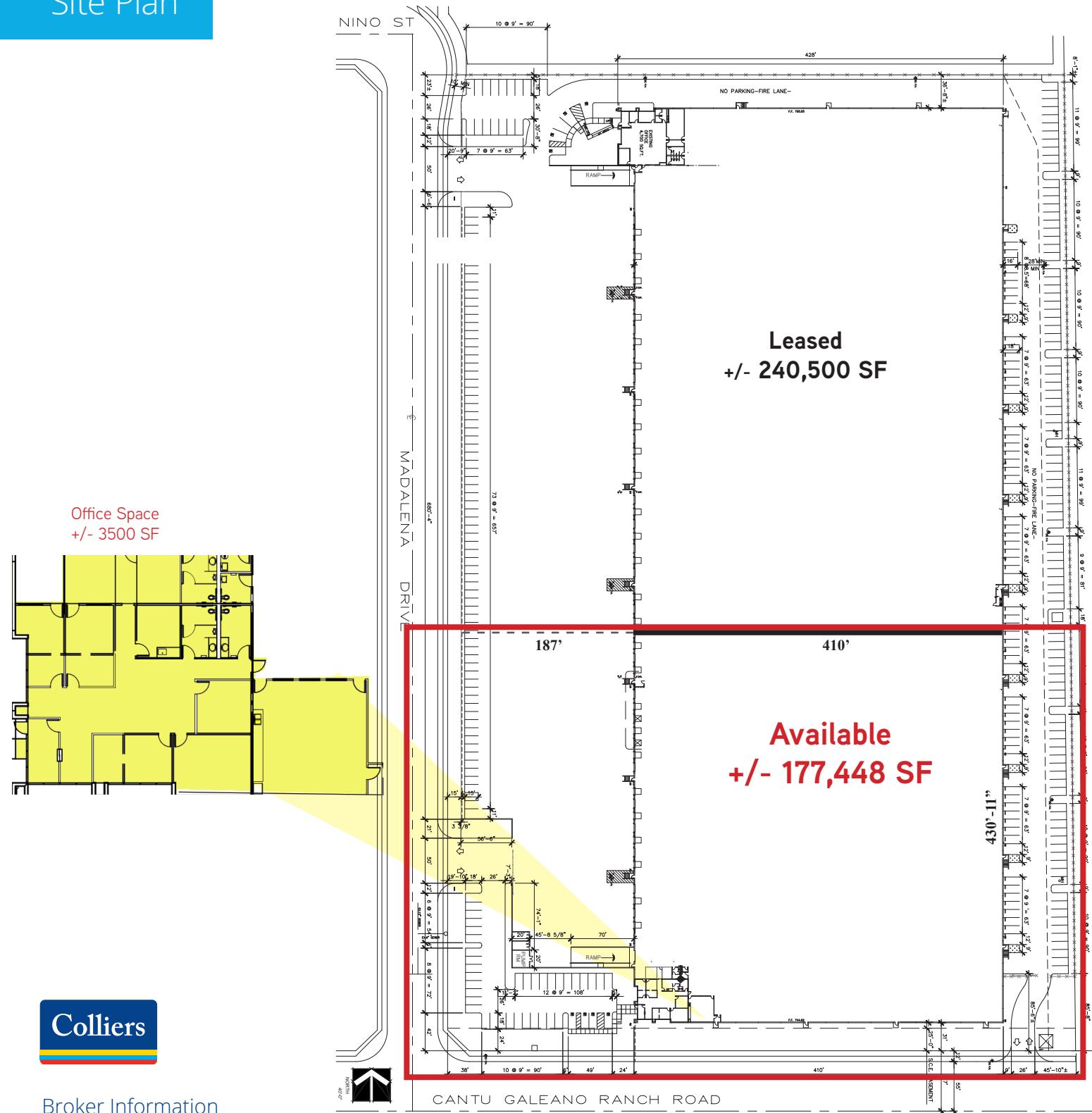
## Property Features

Available Space	+- 177,448 SF pol +- 417,720 SF Building
Property Type	Industrial Warehouse
Office SF	+-3,500 SF of Office Space with Conference Room
Doors	21 DH Doors with Swing Arms and Outlets (14 with Pit Levelers), 1 GL Door
Sprinklers	ESFR Sprinkler System
Clear Height	30' Minimum
Truck Court	187' Secured with 20 Trailer Spaces & Guard Shack at Gate w/HVAC
Warehouse Lighting	Motion Sensored, 2.5% Skylights
Power	400 Amps, 277/480 Volt
Location	Immediate Access to I-15 & 60 Freeways

# 11455 Cantu Galleano Ranch Rd.

**ALERE**  
PROPERTY GROUP LLC

## Site Plan



**Colliers**

## Broker Information

**Ian DeVries**  
Vice Chairman  
949 724-5509  
ian.devries@colliers.com  
DRE #01019686

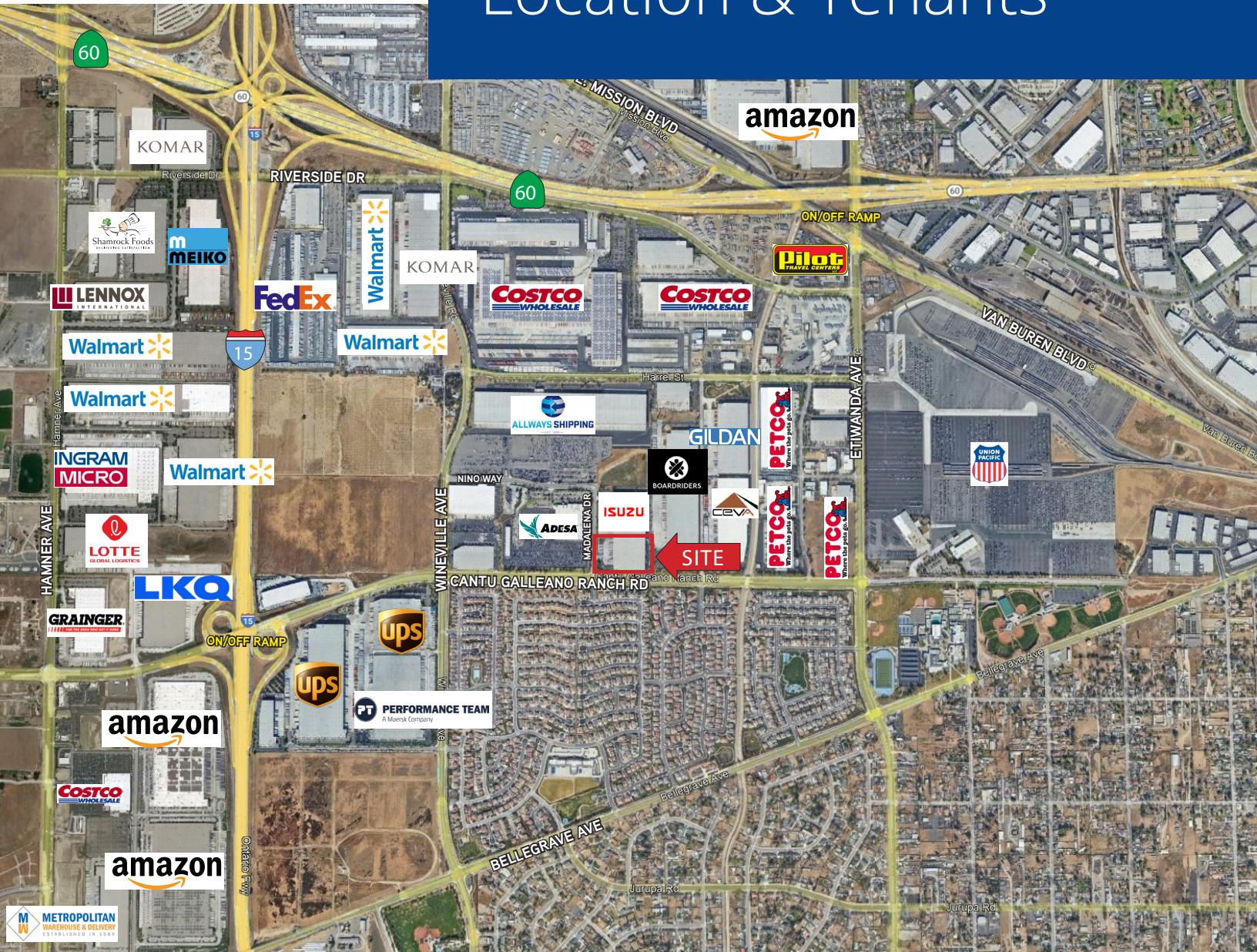
**Chris DeVries, SIOR**  
Executive Vice President  
949 724-5504  
chris.devries@colliers.com  
DRE# 01867314

**Patty Uchytil**  
CSS  
949 724-5514  
patricia.uchytil@colliers.com  
DRE# 01816900

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024 All rights reserved.

**ALERE**  
PROPERTY GROUP LLC

# Location & Tenants



**Colliers**

**Ian DeVries**  
Vice Chairman  
949 724-5509  
[ian.devries@colliers.com](mailto:ian.devries@colliers.com)  
DRE #01019686

**Chris DeVries, SIOR**  
Executive Vice President  
949 724-5504  
[chris.devries@colliers.com](mailto:chris.devries@colliers.com)  
DRE# 01867314

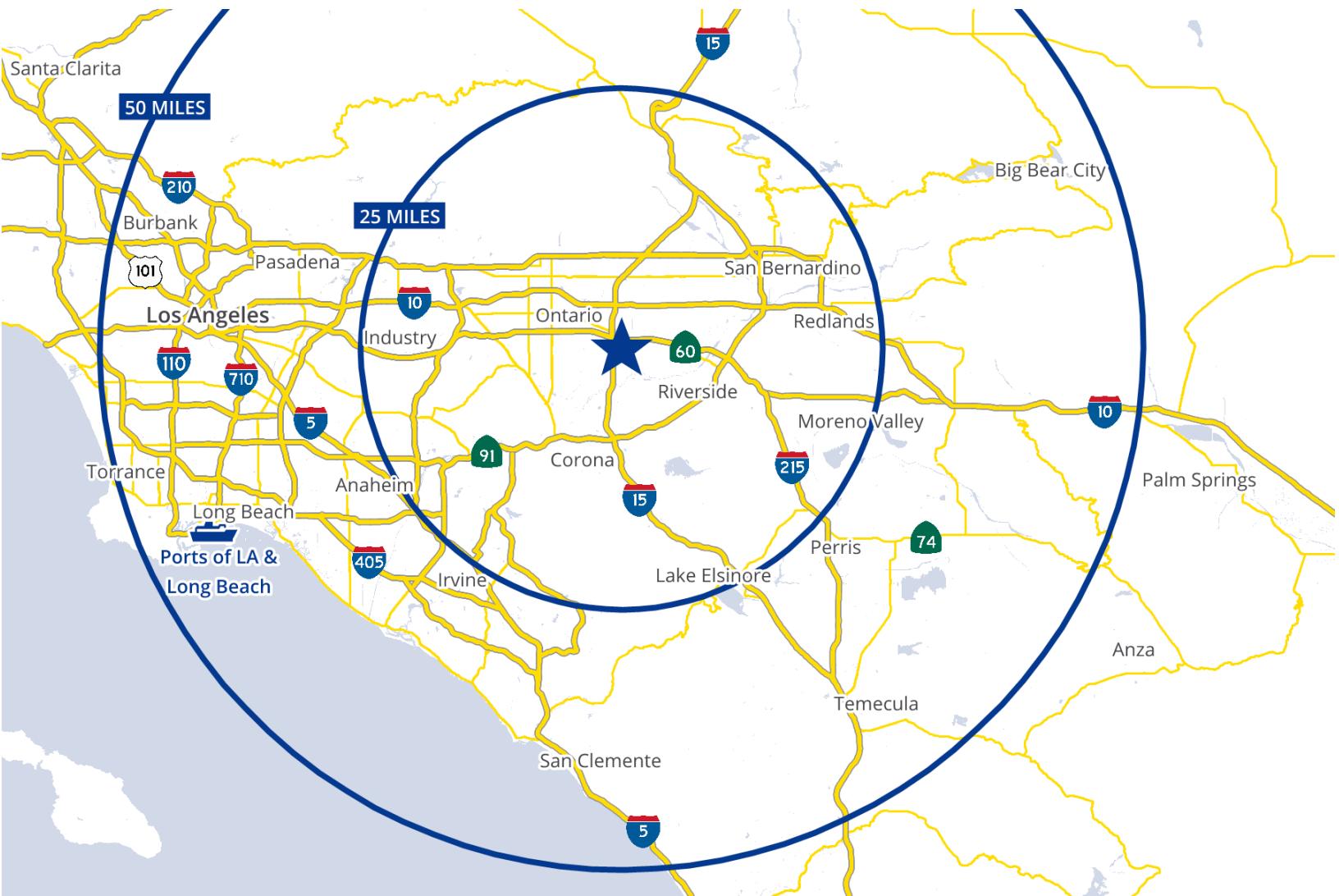
**Patty Uchytil**  
CSS  
949 724-5514  
[patricia.uchytil@colliers.com](mailto:patricia.uchytil@colliers.com)  
DRE# 01816900

Broker Information

# 11455 Cantu Galleano Ranch Rd.

**ALERE**  
PROPERTY GROUP LLC

## Radius Map



### Broker Information

#### 3 Park Plaza STE 1200

Irvine, CA 92614

[www.Colliers.com](http://www.Colliers.com)

**Colliers**

#### Ian DeVries

Vice Chairman  
949 724-5509

[ian.devries@colliers.com](mailto:ian.devries@colliers.com)  
DRE #01019686

#### Chris DeVries, SIOR

Executive Vice President  
949 724-5504  
[chris.devries@colliers.com](mailto:chris.devries@colliers.com)  
DRE# 01867314

#### Patty Uchytil

CSS  
949 724-5514  
[patricia.uchytil@colliers.com](mailto:patricia.uchytil@colliers.com)  
DRE# 01816900