

FOR SALE: FULLY ENTITLED ±30,516 SF MAINTENANCE SHOP ON ±6.88 AC

RIVERSIDE DRIVE | JURUPA VALLEY, CA 91752



PROPERTY HIGHLIGHTS

- Fully Entitled ±30,516 SF Maintenance Shop on 6.88 Acres
- (5) Ground Level Doors
- 25' Clear Height
- Close proximity to the 15 and 60 FWY
- Zoning: Industrial Park I-P (Verify)
- Excellent FWY visibility

RIVERSIDE DRIVE



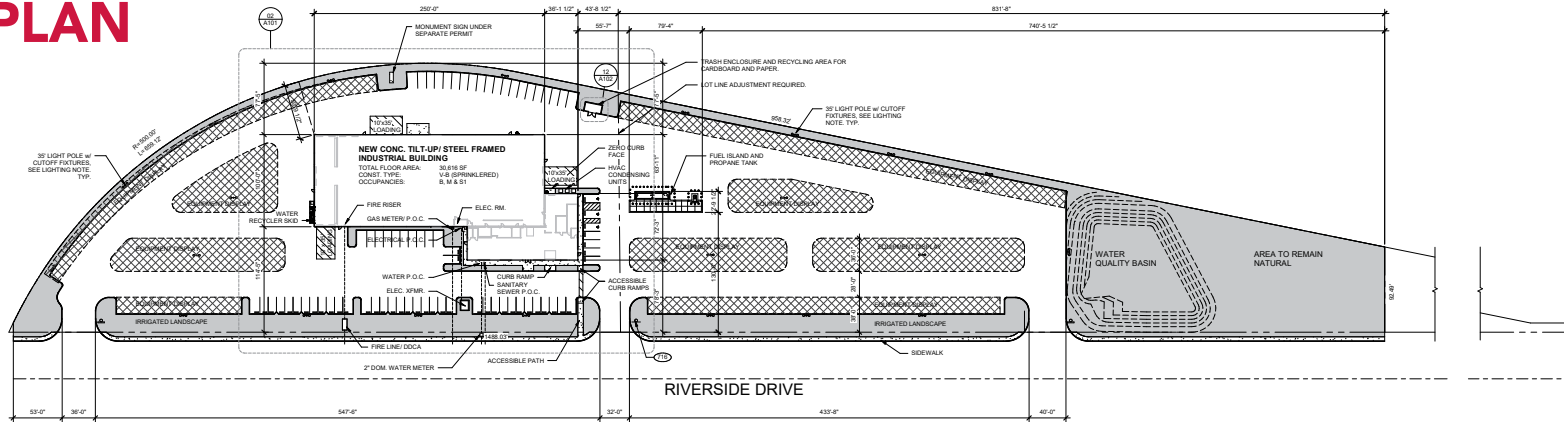
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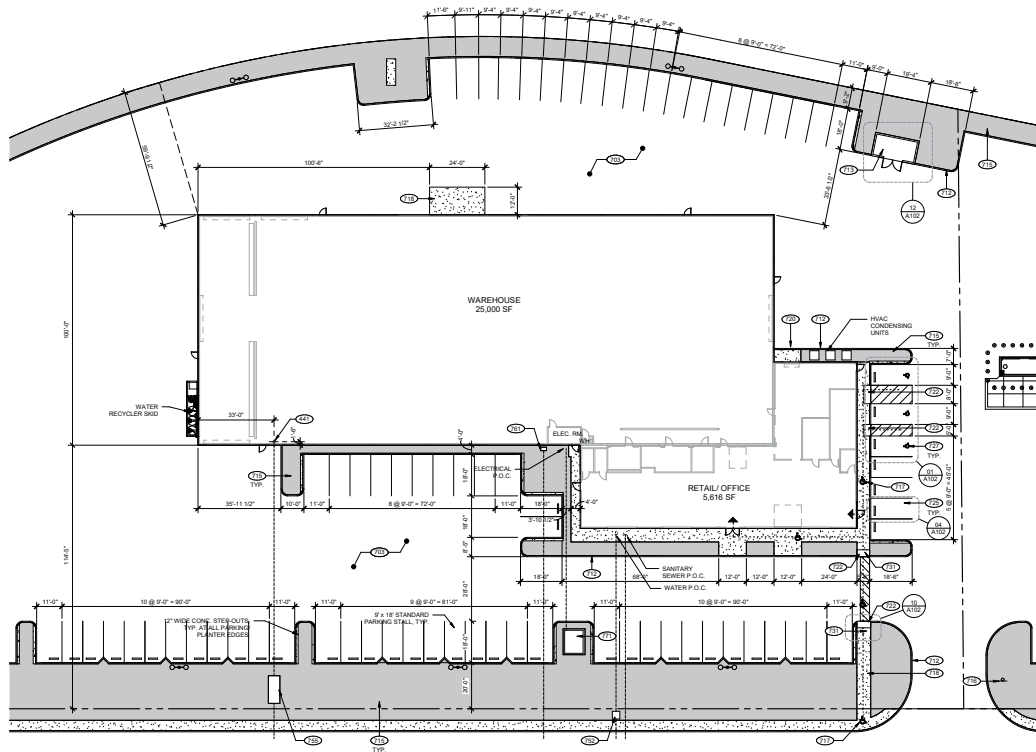
FOR LEASE: PLANNED ±30,516 SF MAINTENANCE SHOP ON ±6.88 ACRES

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SITE PLAN



01 SITE PLAN
1"=30'-0"



02 SITE PLAN - ENLARGED
1"=30'-0"

SITE PLAN GENERAL NOTES

- COORDINATE WITH ELECTRICAL COMPANY FOR PRIMARY SERVICE TO TRANSFORMER, COORDINATE WITH ELECTRICAL DRAWINGS FOR SECONDARY SERVICE FROM TRANSFORMER TO ELECTRICAL EQUIPMENT.
- COORDINATE WITH GAS COMPANY FOR SERVICE AND METER LOCATION.
- SEE CIVIL DRAWINGS FOR OFF-SITE IMPROVEMENTS.
- SEE CIVIL DRAWINGS FOR ON-SITE WATER AND SEWER IMPROVEMENTS.
- SEE CIVIL DRAWINGS FOR ON-SITE IMPROVEMENTS OF CURBS, WALKS AND PAVING.
- SEE LANDSCAPE DRAWINGS FOR IRRIGATION AND PLANTING INFORMATION.
- COORDINATE EXTERIOR GRADES AND FINISH FLOOR ELEVATIONS WITH CIVIL ENGINEER.
- CONTRACTOR TO COORDINATE WITH ADJACENT PROPERTY OWNERS FOR IMPROVEMENTS ADJUTING PROPERTY LINES, i.e. RETAINING WALLS, FOOTINGS, DRAINAGE LINES, ETC. INSTALL SUCH IMPROVEMENTS SO THAT THEY DO NOT INTERFERE WITH EXISTING IMPROVEMENTS ON ADJACENT PROPERTIES.
- ALL PARKING DIMENSIONS ON THIS PLAN ARE MEASURED TO FACE OF CURB, U.N.D.
- FOR ADDITIONAL SITE PLAN INFORMATION AND DETAILS SEE "SHEET A102".
- EXTERIOR LIGHTING SHALL BE FOCUSED, DIRECTED AND ARRANGED TO PREVENT GLARE OR DIRECT ILLUMINATION ON STREETS OR ADJACENT PROPERTIES.
- ALL EXTERIOR LUMINAIRES ARE CUTOFF LUMINAIRES PER SECTION 103.01 OF THE CALIFORNIA ENERGY CODE. ALL INTERIOR LIGHTING IS TO BE CONTAINED WITHIN EACH SOURCE THERE ARE NO MORE THAN 01 HORIZONTAL LUMEN FOOT CANDLES TO ESCAPE IS FEET BEYOND THE SITE BOUNDARY. ALL EXTERIOR LIGHTING IS CONTROLLED FROM DARK TO DIM WITH PHOTOCELLS AND WILL TURN OFF OR LOWER LIGHT LEVELS DURING PACTICE PERIODS WITH THE USE OF A TIME CLOCK.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB, OR GRID LINE, U.N.D.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. SEE CIVIL DRAWINGS.
- ALL SITE CMU OR CONCRETE WALLS TO BE UNDER SEPARATE PERMIT.
- A SEPARATE SIGN PERMIT IS REQUIRED FOR PROPOSED SIGNAGE.
- ALL MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM GROUND ELEVATION.

PROJECT STATISTICS

SITE SUMMARY:

TOTAL SITE AREA:	290718 SF (6.88 AC)
SITE COVERAGE:	15.7%
LANDSCAPE REQUIRED:	15%
LANDSCAPE PROVIDED:	45,000 SF

BUILDING SUMMARY:

USE:	EQUIPMENT SALES, RETAIL AND STORAGE
NUMBER OF STORES:	1
BUILDING HEIGHT:	30 FEET
FLOOR AREA:	
WAREHOUSE:	25,000 SF
RETAIL OFFICE:	5,516 SF
TOTAL BUILDING FOOTPRINT:	30,516 SF

PARKING SUMMARY:

PARKING PROVIDED:		
REQUIRED:		
USE:	BATAO	OSHD
WAREHOUSE:	12,280	13
GENERAL RETAIL & OFFICE:	1,000	38
UNCOVERED SALES AREA:		20
TOTAL REQUIRED:	69 STALLS	
PARKING PROVIDED:		
STANDARD:		71
ACCESSIBLE (2' x 18')		3
TOTAL PARKING PROVIDED:	74 STALLS	

KEYNOTE LEGEND

- 441 FIRE SPRINKLER RISER LOCATION. PROVIDE PROTECTION BOLLARDS. SEE FIRE PROTECTION DRAWINGS.
- 703 ASPHALTIC CONCRETE PAVING. SEE CIVIL DRAWINGS.
- 712 CONCRETE CURB. SEE CIVIL DRAWINGS.
- 713 TRASH ENCLOSURE W/ 4" HIGH CONCRETE 1/2" x 1/2" PANELS & SOLID METAL GATES. SEE DETAIL.
- 715 IRRIGATED LANDSCAPE AREAS. SEE LANDSCAPE DRAWINGS.
- 716 ACCESSIBLE SITE DRIVEWAY SIGN. SEE DETAIL 05A102.
- 717 4'-0" WIDE, 6% ACCESSIBLE PATH OF TRAVEL, WALKWAY, MAXIMUM 5% SLOPE IN DIRECTION OF TRAVEL AND 2% MAXIMUM CROSS-SLOPE.
- 718 CONCRETE PAVING.
- 720 ZERO CURB FACE. SEE DETAIL.
- 722 PROVIDE TRUNCATED DOME DETECTABLE WARNING STRIP ALONG ZERO CURB FACE. 2'-0" WIDE MIN. SEE DETAIL 05A102.
- 725 STANDARD PARKING STALL, 8' x 14' U.N.D. SEE DETAIL 05A102.
- 727 ACCESSIBLE PARKING STALL, 8'-6" x 15'-0". SEE DETAIL 05A102.
- 731 CURB RAMP, 6" HIGH MAX, 8% MAX SLOPE. SEE DETAIL 05A102.
- 732 2" DOMESTIC WATER METER. SEE CIVIL DRAWINGS.
- 735 DETECTOR CHECK ASSEMBLY. SEE CIVIL DRAWINGS.
- 761 GAS METER LOCATION.
- 771 ELECTRICAL TRANSFORMER.

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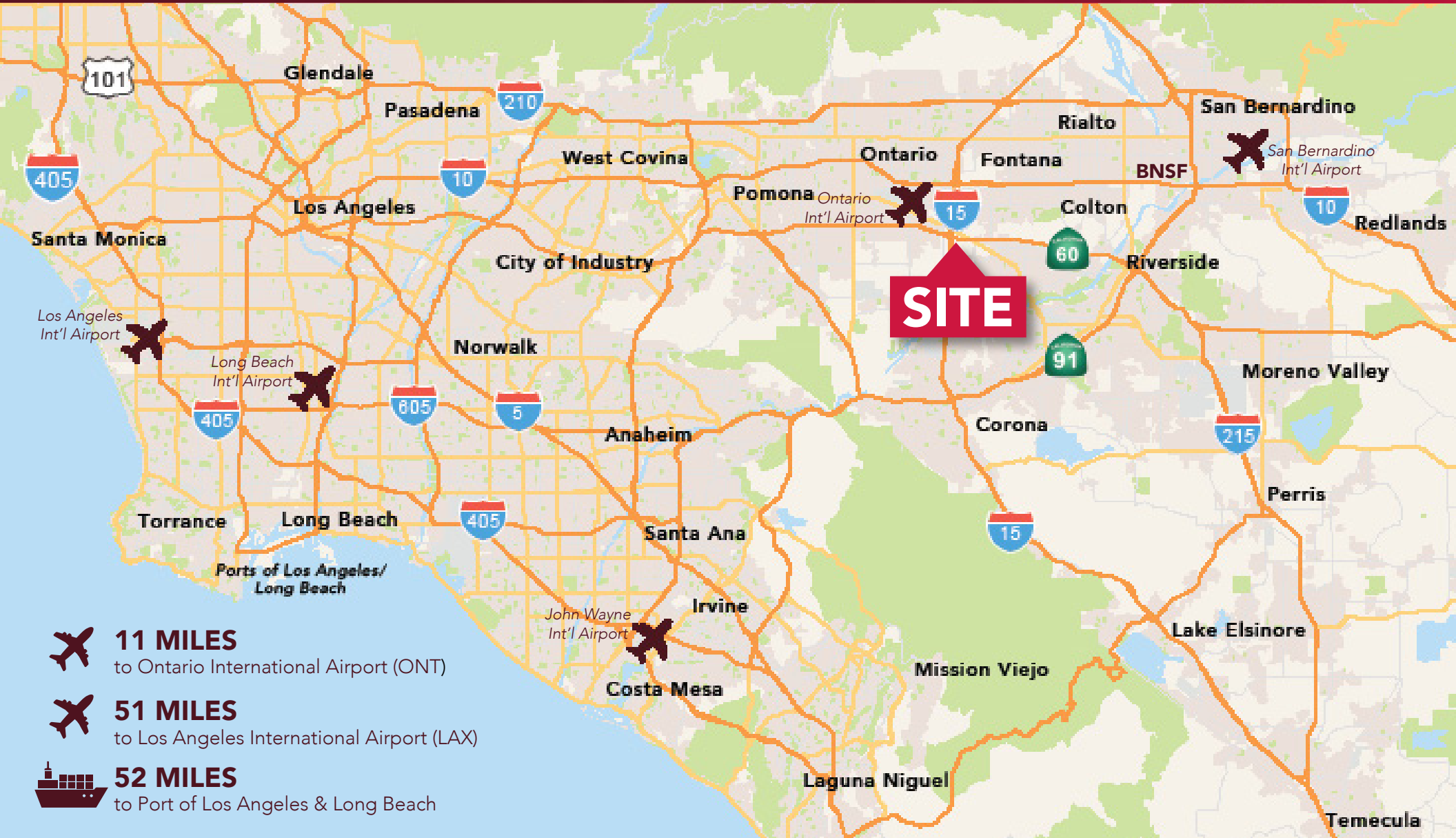


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