

**±122,470 SF
FOR LEASE**

FREESTANDING INDUSTRIAL BUILDING

10225 SAN SEVAINE WAY | JURUPA VALLEY, CA

**\$0.89 NNN
+ \$0.145 OPEX**



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Corporate ID: 00976995

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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY PROFILE

±122,470 SF FREESTANDING BUILDING
10225 SAN SEVAINE WAY | JURUPA VALLEY, CA



PROPERTY FEATURES

» Building Size: ±122,470 SF	» Clear Height: 27'	» Lighting: LED lighting (Exterior) LED & fluorescent (Interior)
» Warehouse Restroom: ±200 SF	» Doors: 16 DH Positions / 8 GL Doors / 15 EOD Levelers	» Sprinklers: .45 GPM / 2000 SF density
» APN: 156-210-031	» Parking: 132 parking spaces	» Secured Yard: Half the docks are secured + large open space behind building
» Building Type: Single-tenant, freestanding	» Skylights: ±2% Skylights (roughly 1 per ±1,788 SF)	
» Power: 1,000 Amps at 480/208V 3PH 4W (2,600 Amps when combined with Building A)		

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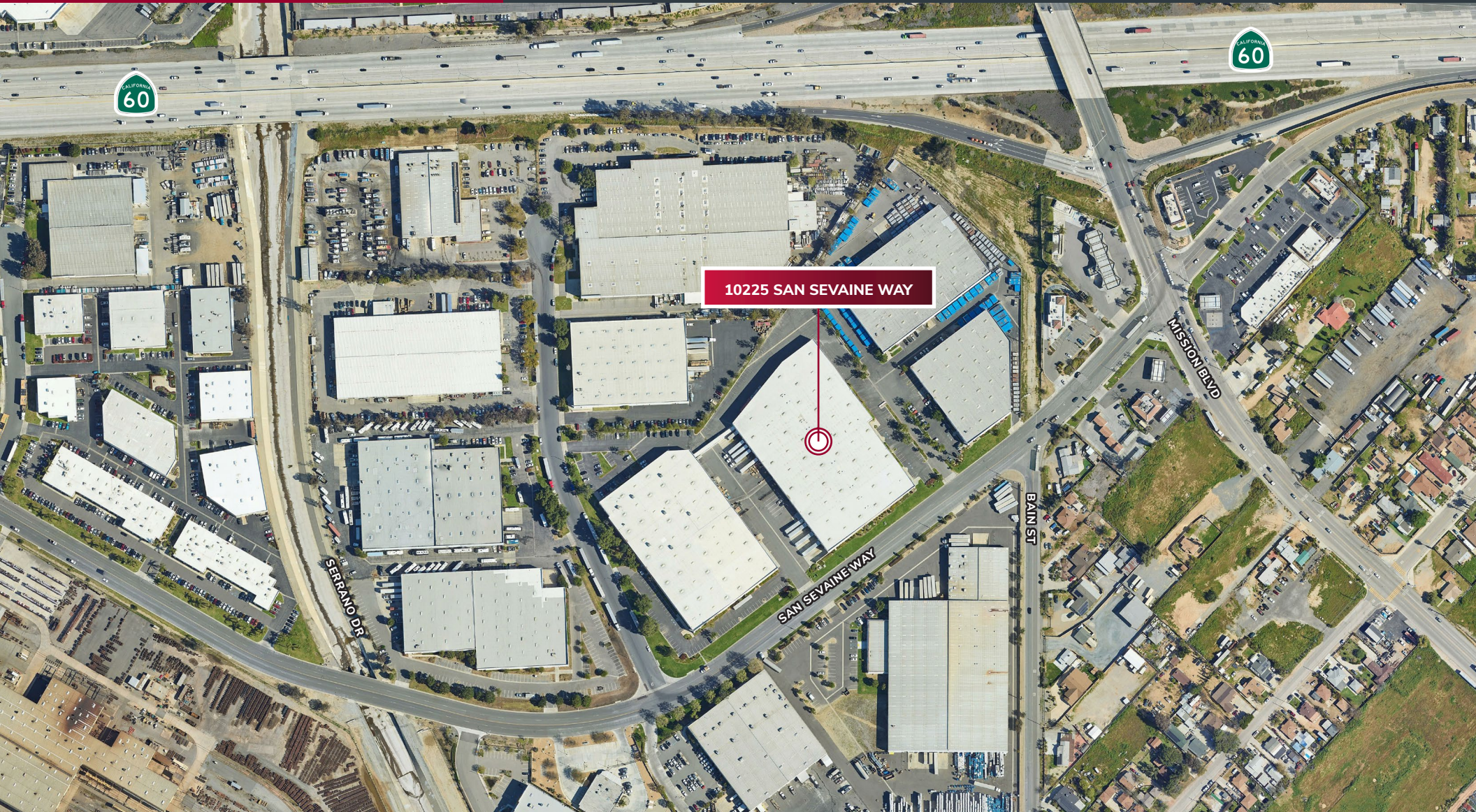
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**AERIAL
VIEW**

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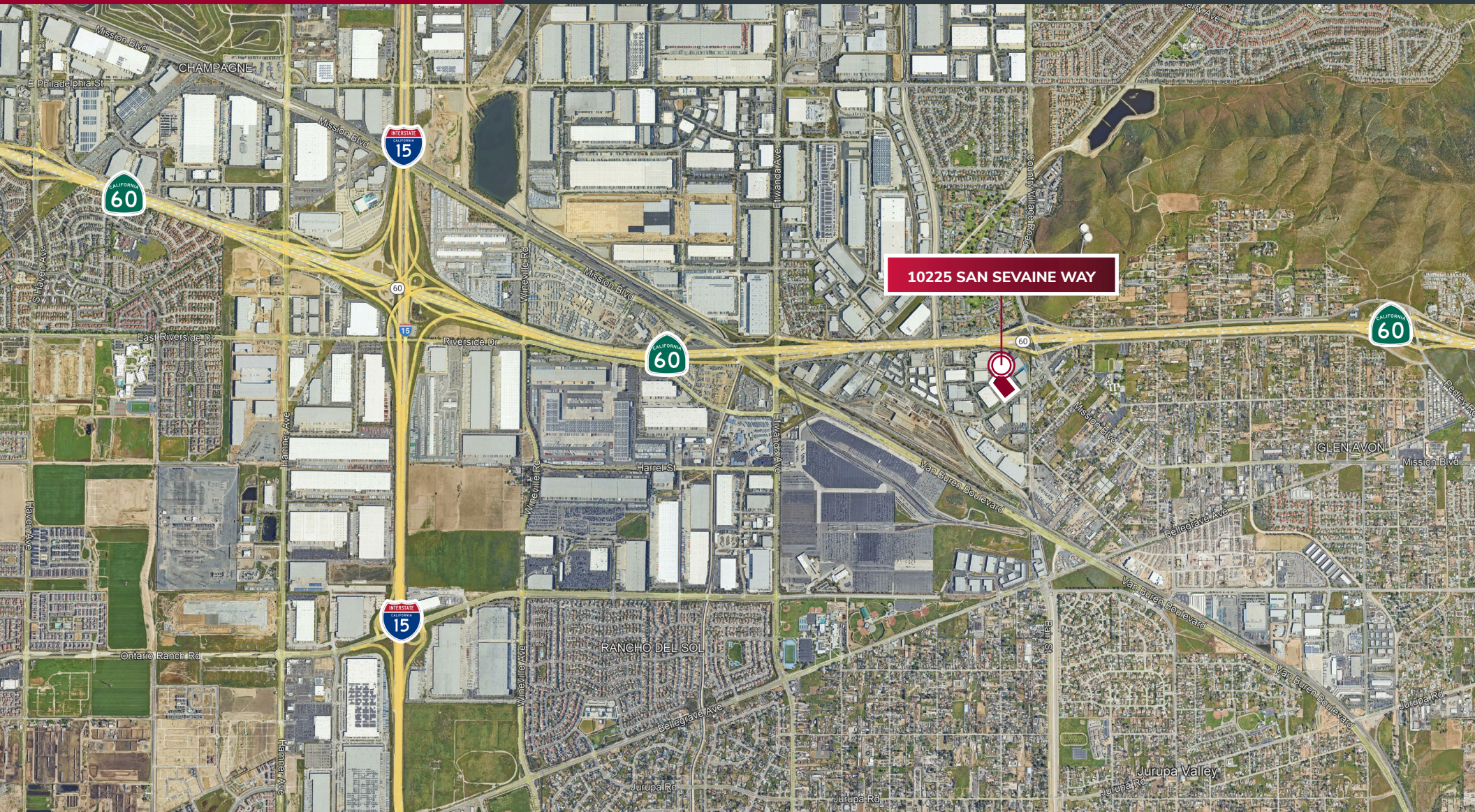
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LOCATION MAP

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10225 SAN SEVAINE WAY | JURUPA VALLEY, CA



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FOR MORE INFORMATION:

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