



SERRANO
INDUSTRIAL PARK

8,000 AMPS POWER



FOR LEASE / FOR SALE

4420 SERRANO DR. JURUPA VALLEY, CA

ADVANCED MANUFACTURING BUILDING ±180,840

JONES LANG LASALLE BROKERAGE, INC., CA REAL ESTATE LICENSE #01856260.



SITE SPECIFICATIONS



Total Building Size : ±180,840 SF

Warehouse: ±177,206

SF Office: ±3,634 SF



Column Spacing:

52' x 60'



Power:

Two (2) 4000A Service – In Place

One (1) 4000A Service – Additionally Available



Total Acreage:

10.13 Acres



Dock Doors:

13 (9' x 10')

7 (Additional Knockouts)



Sprinkler:

ESFR K-25 Sprinkler System



Year Built:

2019



Grade Level Doors:

1 (12' x 16')



Truck Yard:

100% Secured Oversized Truck Yard (180'-280')

with Two Gated Entrances

±30 Trailers

Certified Grade-Level Truck Scale

24/7 manned site security



Clear Height:

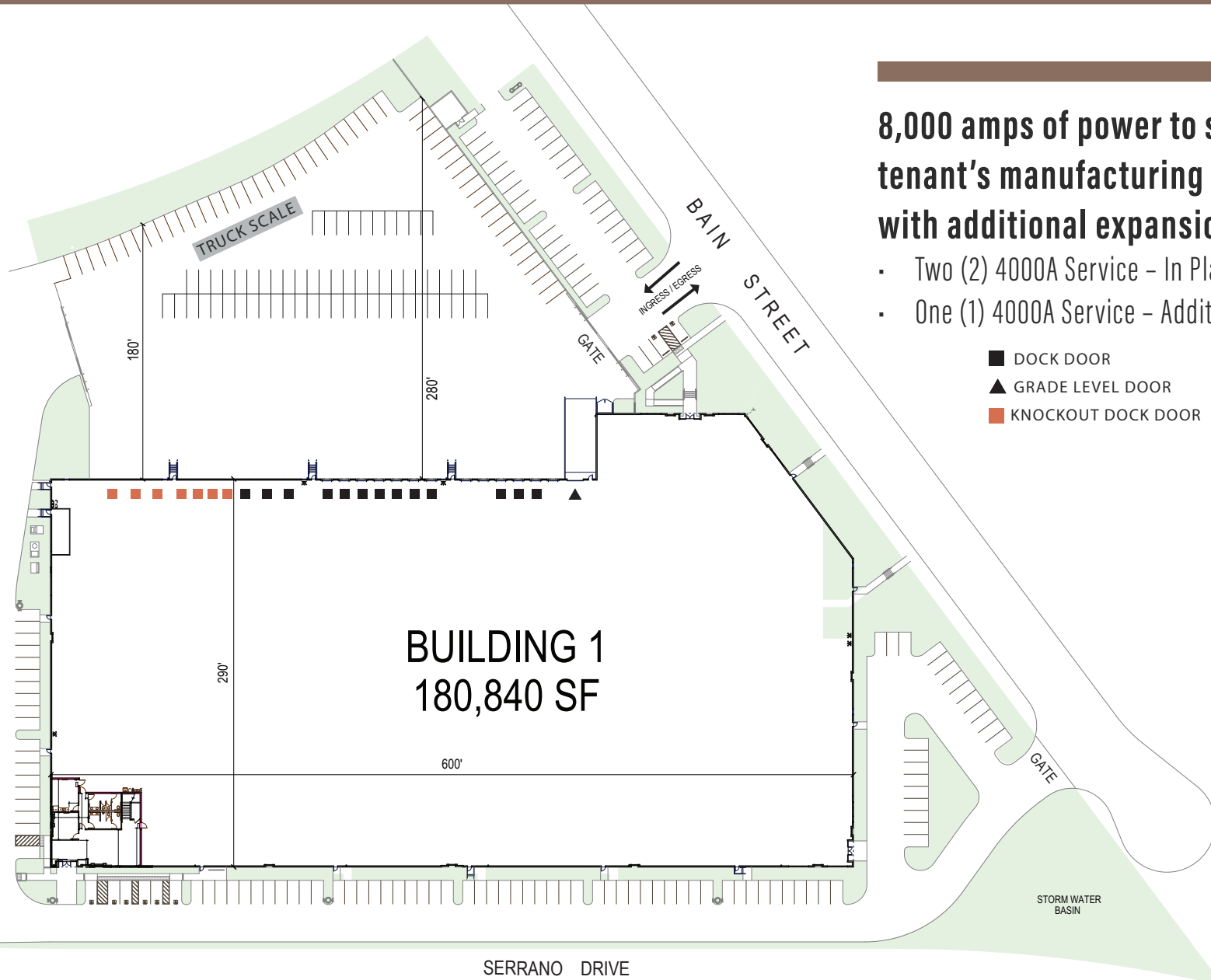
32' ft



Parking:

±247 Spaces

DETAILED SITE PLAN



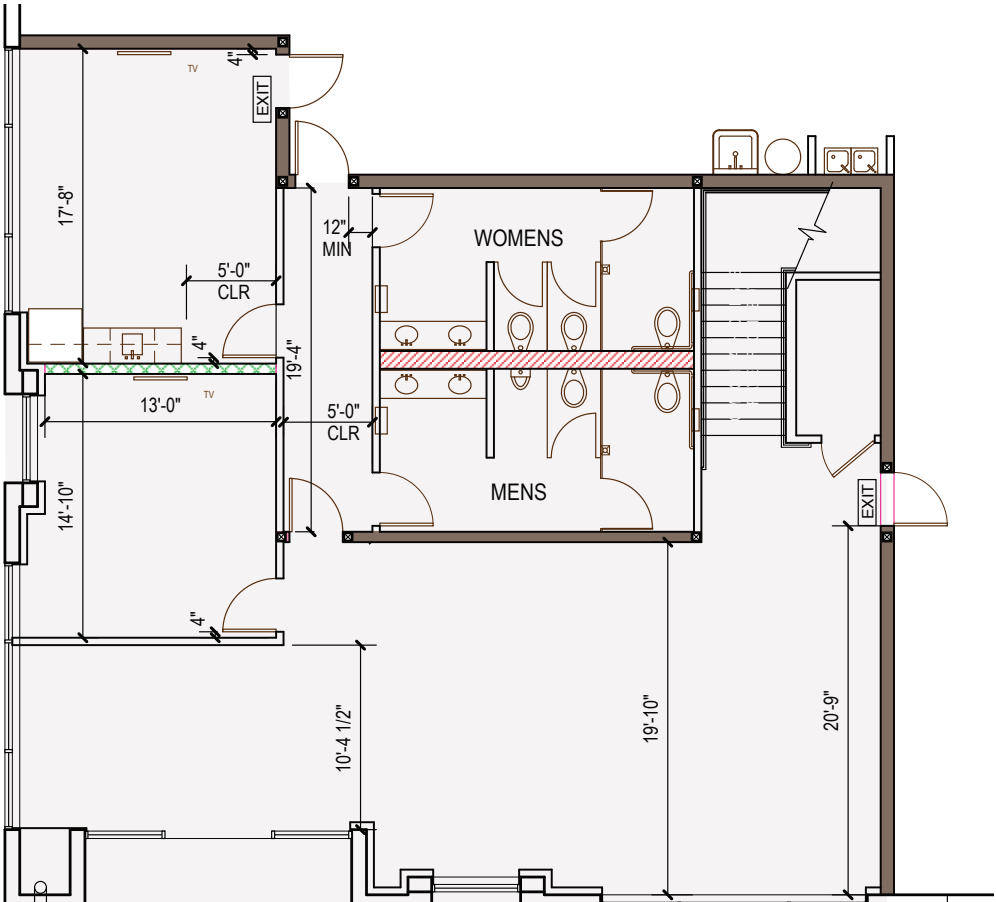
8,000 amps of power to service the tenant's manufacturing process, with additional expansion potential

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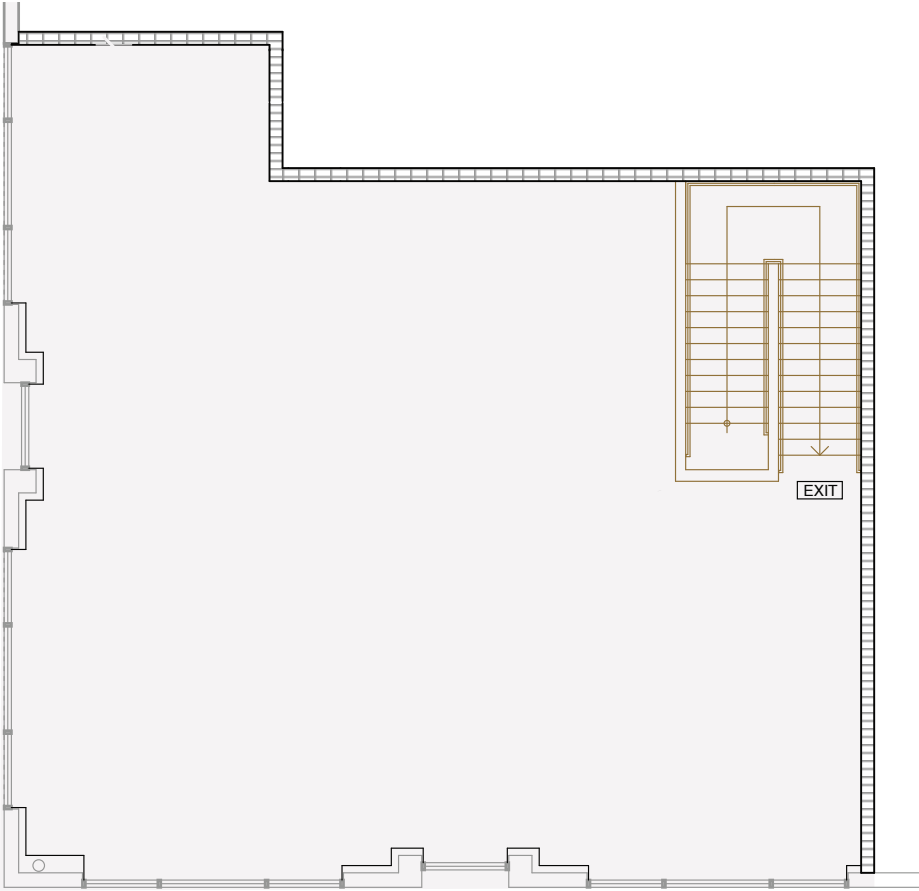
- DOCK DOOR
- ▲ GRADE LEVEL DOOR
- KNOCKOUT DOCK DOOR

OFFICE PLANS

Existing Primary Office 1st level: 1,817 SF



Mezzanine: 1,817 SF





DEMOGRAPHICS

4420 Serrano Drive Demographics*
(within a 45 mile radius)

KEY STATISTICS

12,214,508

Total Population



\$129,393

2025 Average
Household Income



\$96,477

2025 Median
Household Income



4,685,200

2025 Employees



22%

College Graduates (%)



EMPLOYMENT

400,681

Manufacturing
Employees



122,980

Transportation &
Warehousing Employees



390,862

Professional, Scientific &
Tech Services Employees



*Source: JLL Research



4 MILES TO I-15



<1 MILE TO SR-60

UNION PACIFIC YARD

VAN BUREN BLVD

SERRANO DRIVE

SAN SEVAINNE WAY

BAIN STREET



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4420 SERRANO DR
JURUPA VALLEY

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