

**±228,011 SF
FOR LEASE**

2 FREESTANDING INDUSTRIAL BUILDINGS

10225 & 10235 SAN SEVAINE WAY | JURUPA VALLEY



MICHAEL GIULIANO
951.314.2195
mgiuliano@lee-assoc.com
DRE #01211757

MARLENE MESILLAS
909.373.2704
mmesillas@lee-assoc.com
DRE #02202524

FERNANDO ESCOBEDO
909.373.2709
fescobedo@lee-assoc.com
DRE #02213624

LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard | Ontario, CA 91764
(909) 989-7771 | lee-associates.com
Corporate ID: 00976995

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY PROFILE

2 FREESTANDING BUILDINGS | ±228,011 SF
10225 & 10235 SAN SEVAINE WAY | JURUPA VALLEY



PROPERTY FEATURES | 10225 San Sevaime Way

- | | | |
|--|--|--|
| » Building Size: ±122,470 SF | » Clear Height: 27' | » Lighting: LED lighting (Exterior) LED & fluorescent (Interior) |
| » Warehouse Restroom: ±200 SF | » Doors: 16 DH doors / 8 GL doors | » Sprinklers: .45 / 2000 density |
| » APN: 156-210-031 | » Parking: 132 parking spaces (275 Total) | » Secured Yard: Half the docks are secured + large open space behind building |
| » Building Type: Single-tenant, freestanding | » Skylights: 57 (~1 per ±2,148 SF) | |
| » Combined Power: 2,600A 480V 3PH 4W Total (Separately Metered Services: 1,600A at 10225 San Sevaime + 1,000A at 10235 San Sevaime) | | |

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PROPERTY PROFILE

2 FREESTANDING BUILDINGS | ±228,011 SF
10225 & 10235 SAN SEVAINE WAY | JURUPA VALLEY



PROPERTY FEATURES | 10235 San Sevaime Way

- » **Building Size:** ±105,541 SF
- » **Clear Height:** 27'
- » **Lighting:** LED lighting (Exterior) | LED & fluorescent (Interior)
- » **Office Size:** ±2,400 SF
- » **Doors:** 6 GL doors / 6 drive-in doors
- » **Sprinklers:** .45 / 2000 density
- » **APN:** 156-210-030
- » **Parking:** 143 parking spaces (275 Total)
- » **Secured Yard:** Half the docks are secured + large open space behind Building 1
- » **Building Type:** Single-tenant, freestanding
- » **Skylights:** 59 (~1 per ±1,788 SF)
- » **Combined Power:** 2,600A 480V 3PH 4W Total (Separately Metered Services: 1,600A at 10225 San Sevaime + 1,000A at 10235 San Sevaime)

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AERIAL VIEW

2 FREESTANDING BUILDINGS | ±228,011 SF
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LOCATION MAP

2 FREESTANDING BUILDINGS | ±228,011 SF
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10225 & 10235 SAN SEVAINE WAY

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FOR MORE INFORMATION:

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