

AVAILABLE FOR LEASE OR SALE

# BIRTCHEER BUSINESS PARK AT BELLEGRAVE

10274 BIRTCHEER DRIVE

**BUILDING #8**

JURUPA VALLEY, CA 91752

10274



CUSHMAN &  
WAKEFIELD

# PROPERTY

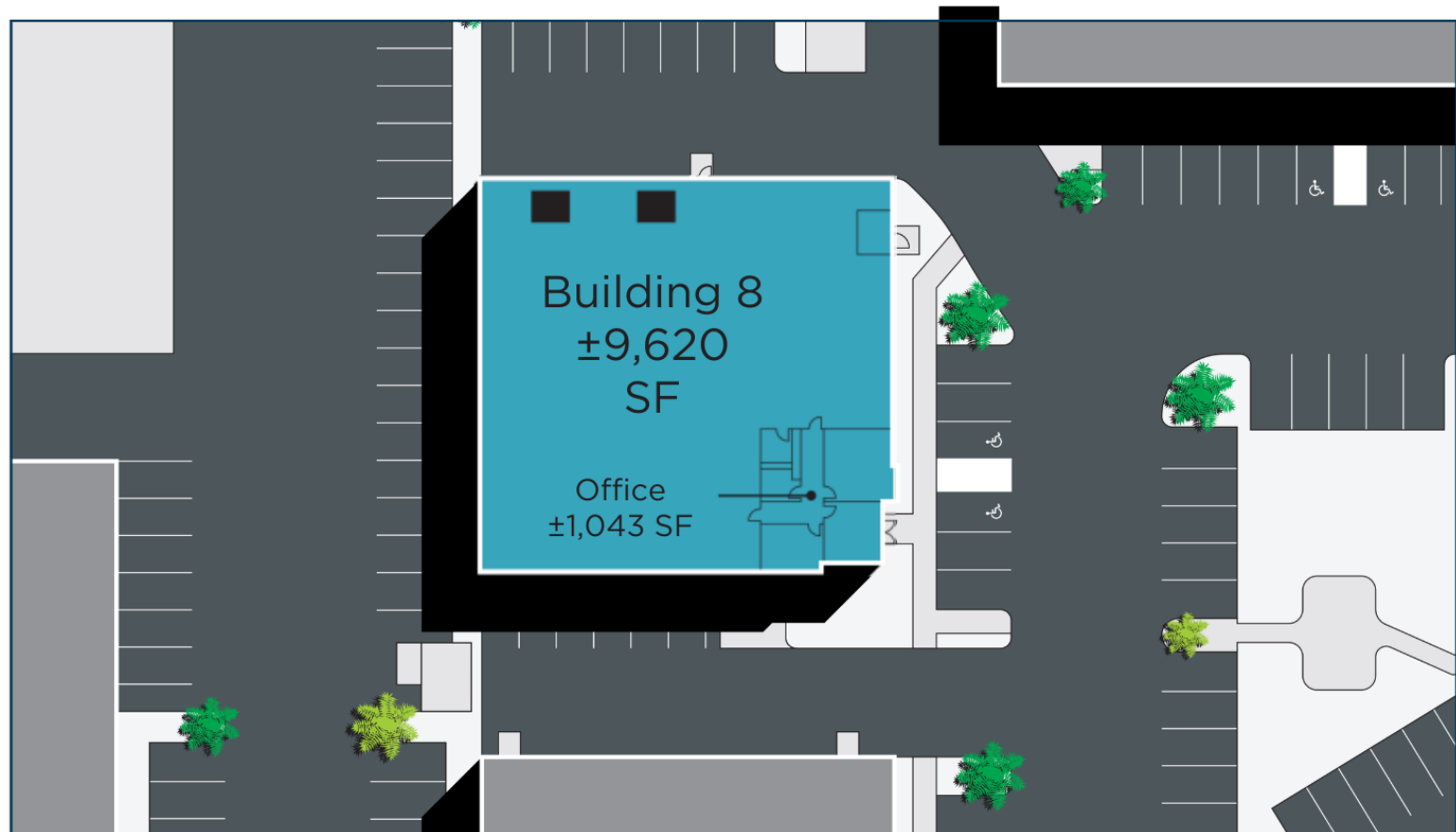


## PROPERTY FEATURES

- Building Size: Freestanding  $\pm 9,620$  SF
- Office Size:  $\pm 1,043$  SF
- Ground Level Doors: 2- 12'x14'
- Clear Height: 14' Minimum
- Power: 400 Amps, 277/480 Volts
- Warehouse Lighting: 4' Strip Lighting
- Warehouse Ceiling: White-Scrim Foil Insulation
- Sky Lights: 6
- Fire Sprinkler Systems: .33 GPM/3000
- Parking: Ample on-site parking
- Yard: Large Secured Yard
- Location: Less than 2 miles from I/15/Hwy 60 Interchange

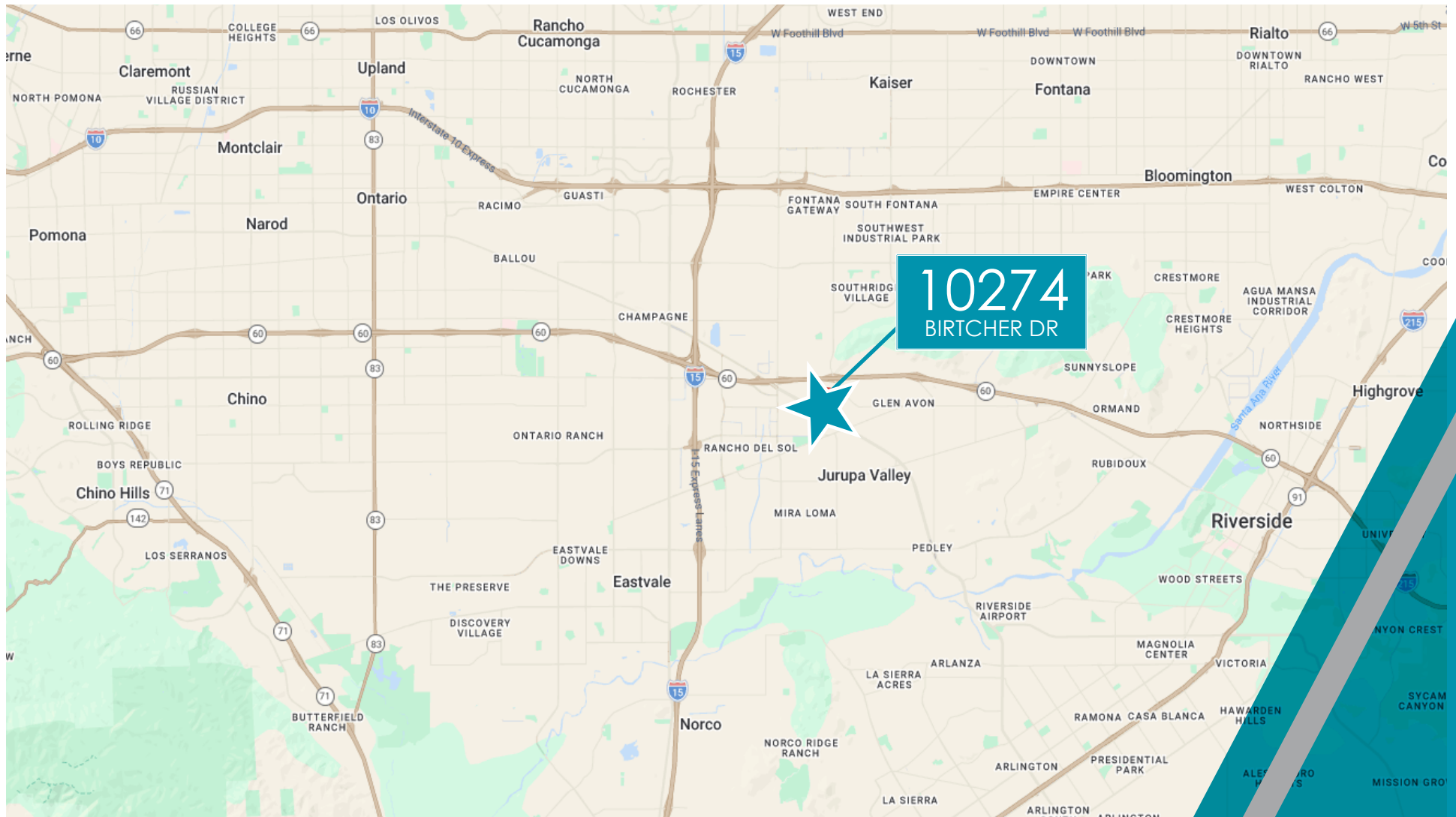
# PROPERTY

## SITE PLAN





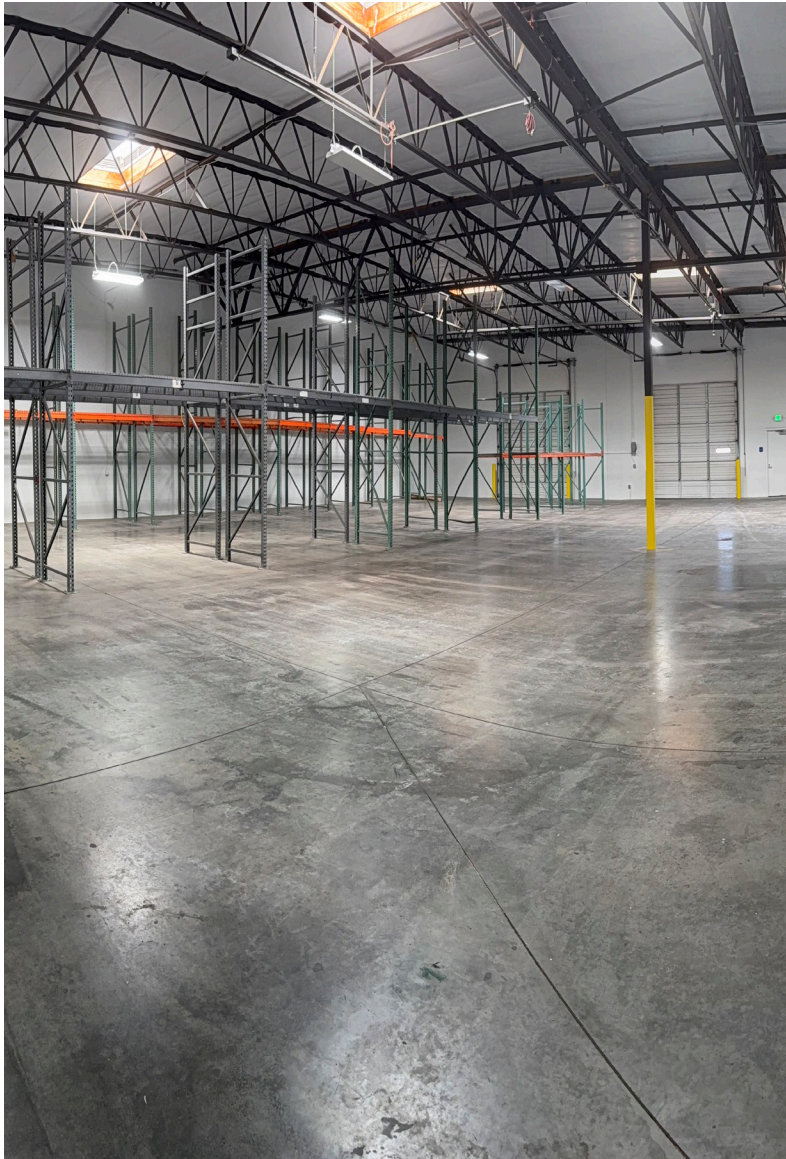
## AERIAL MAP




# PROPERTY



## SITE PHOTOS





10274

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