

**±228,011 SF
FOR LEASE**

2 FREESTANDING INDUSTRIAL BUILDINGS

10225 & 10235 SAN SEVAINE WAY | JURUPA VALLEY

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



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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 (COMBINED)

- | | |
|--|---|
| » Available SF: ±228,011 SF | » Secured Yard: Half the docks are secured + large open space behind building |
| » Office: ±3,876 SF | » Power: 2,600A 480V 3PH 4W Total |
| » Parking: 275 Total | » Sprinklers: High density fire protection system (.45 GPM / 2000 SF density) |
| » Clear Height: 27' | » Location: Excellent Freeway Access at SR-60 & I-15 Corridor |
| » Doors: 28 DH Positions / 16 GL Doors / 22 EOD Levelers | » Skylights: ±2% Skylights (roughly 1 per ±1,788 SF) |

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BUILDING A PROFILE

10235 SAN SEVAINE WAY
JURUPA VALLEY



PROPERTY FEATURES | Building A | 10235 San Sevaime Way

» Building Size: ±105,541 SF	» Clear Height: 27'	» Lighting: LED lighting (Exterior) LED & fluorescent (Interior)
» Office Size: ±3,676 SF	» Doors: 12 DH / 8 GL / 7 EOD Levelers	» Sprinklers: .45 GPM / 2000 SF density
» APN: 156-210-030	» Parking: 143 parking spaces (275 Total)	» Secured Yard: Half the docks are secured + large open space behind building
» 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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BUILDING B PROFILE

10225 SAN SEVAINE WAY
JURUPA VALLEY



PROPERTY FEATURES | Building B | 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 Positions / 8 GL Doors / 15 EOD Levelers	» Sprinklers: .45 GPM / 2000 SF 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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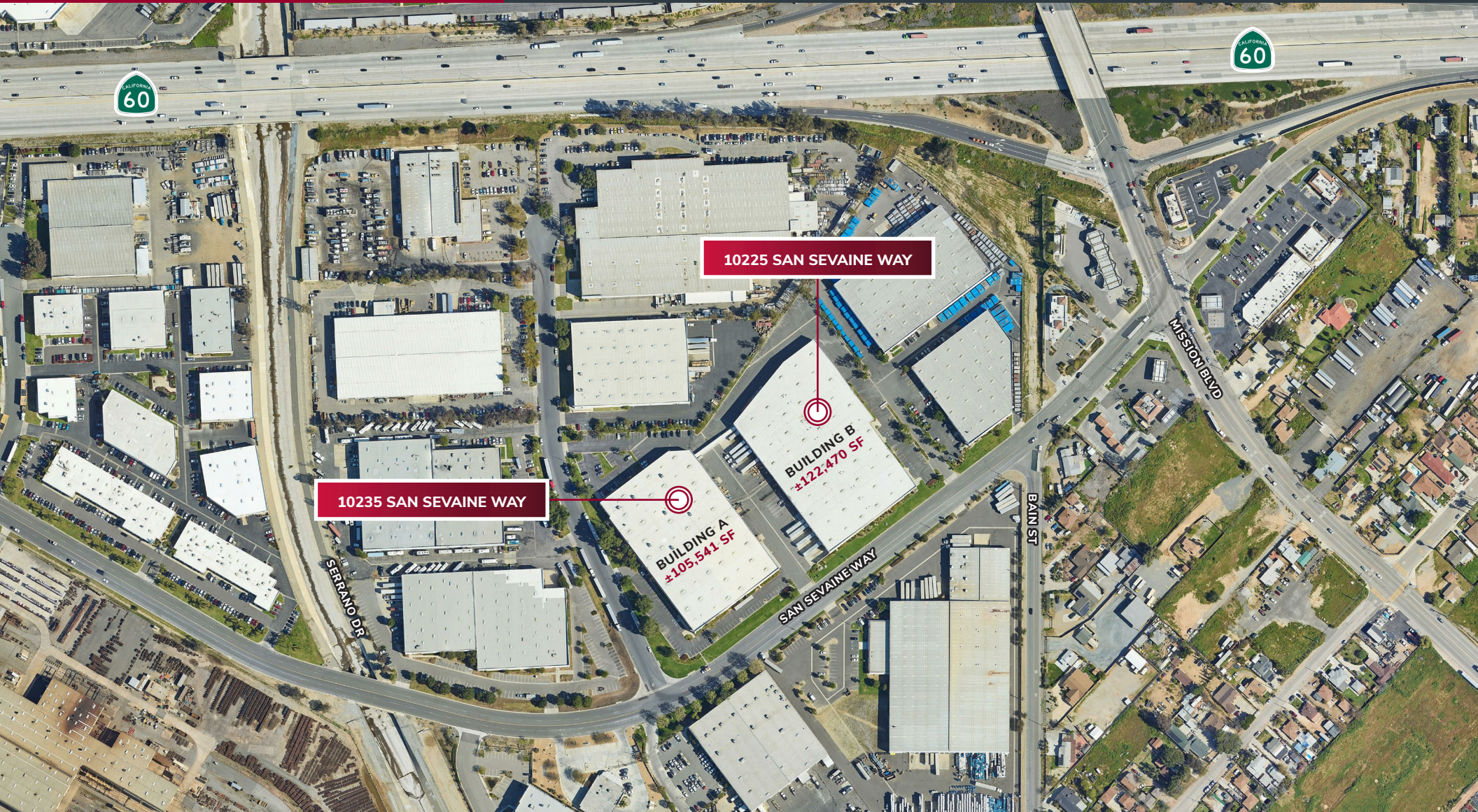
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**AERIAL
VIEW**

2 FREESTANDING BUILDINGS | ±228,011 SF
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LOCATION MAP

2 FREESTANDING BUILDINGS | ±228,011 SF
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FOR MORE INFORMATION:

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