

**±105,541 SF
FOR LEASE**

FREESTANDING INDUSTRIAL BUILDING

10235 SAN SEVAINE WAY | JURUPA VALLEY, CA

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



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

±105,541 SF FREESTANDING BUILDING
10235 SAN SEVAINE WAY | JURUPA VALLEY, CA



PROPERTY FEATURES

» 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	» Secured Yard: Half the docks are secured + large open space behind Building 1
» Building Type: Single-tenant, freestanding	» Skylights: ±2% Skylights (roughly 1 per ±1,788 SF)	
» Power: 1,600 Amps at 480/208V 3PH 4W (2,600 Amps when combined with Building B)		

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

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

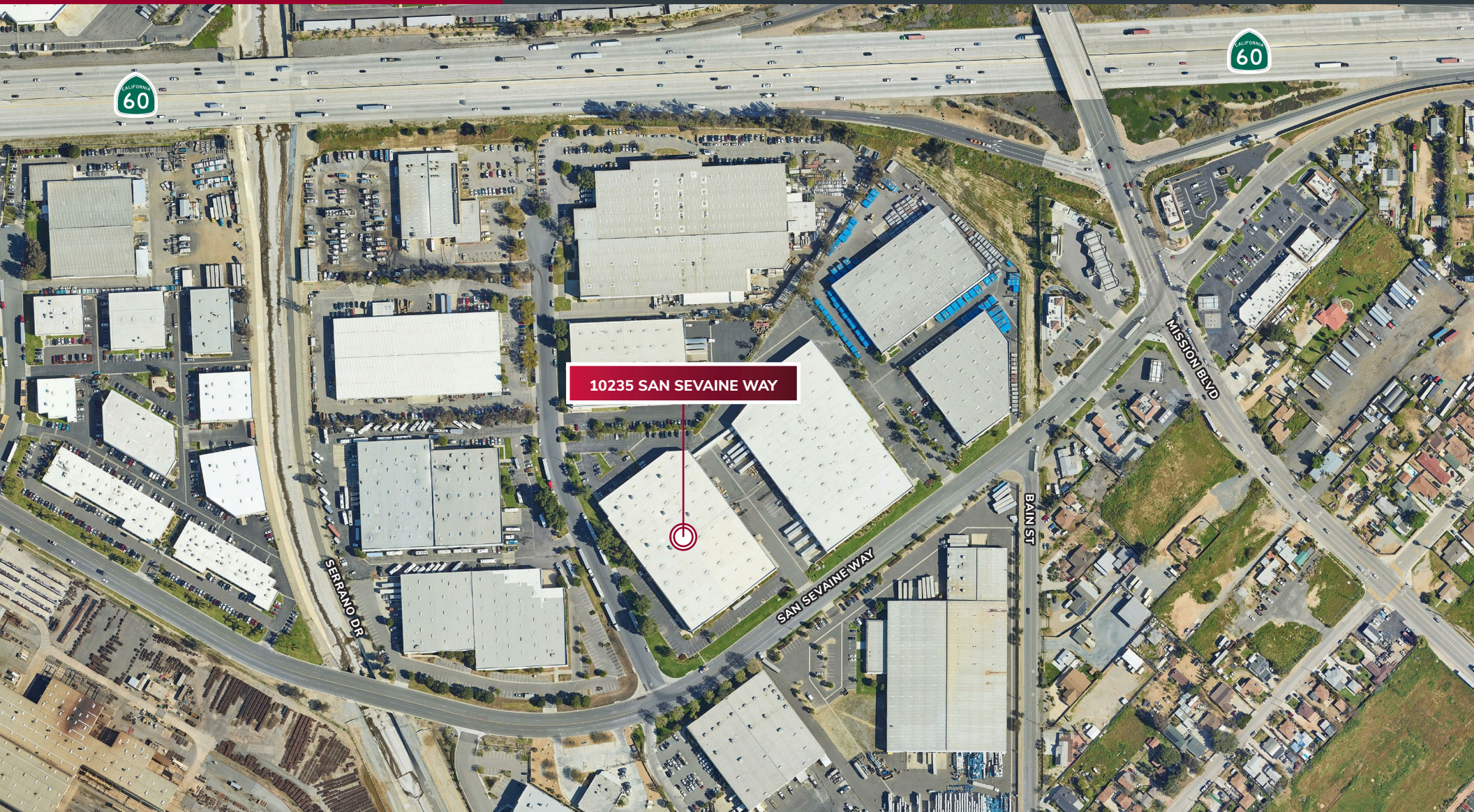
FERNANDO ESCOBEDO
909.373.2709
fescobedo@lee-assoc.com
DRE #02213624

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

**AERIAL
VIEW**

±105,541 SF FREESTANDING BUILDING
10235 SAN SEVAINE WAY | JURUPA VALLEY, CA



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

LOCATION MAP

±105,541 SF FREESTANDING BUILDING
10235 SAN SEVAINE WAY | JURUPA VALLEY, CA



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

±105,541 SF INDUSTRIAL BUILDING

10235 SAN SEVAINE WAY | JURUPA VALLEY, CA

FOR MORE INFORMATION:

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

Corporate ID #00976995

lee-associates.com



COMMERCIAL REAL ESTATE SERVICES
ONTARIO

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.