

# 11650 VENTURE DRIVE

FOR LEASE

±1,126,530 SF

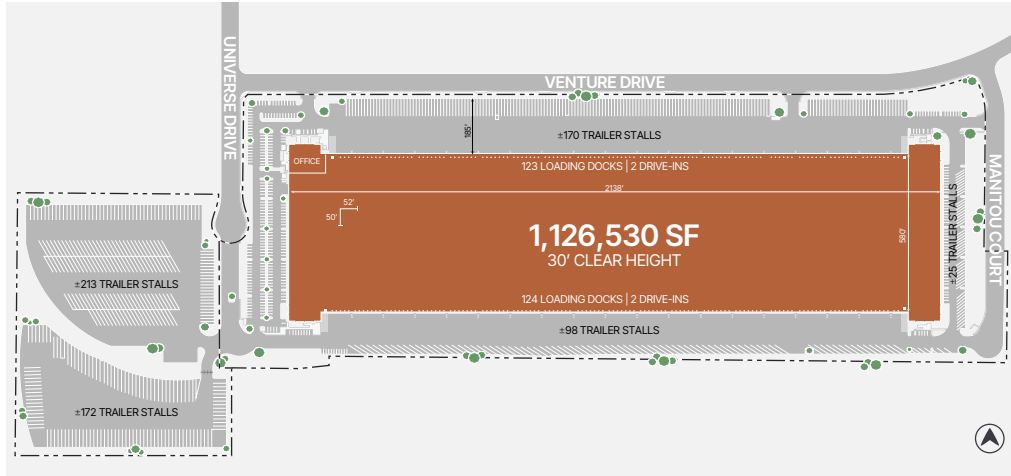
Railroad Service Opportunity

11650 Venture Drive  
Jurupa Valley, CA 91752

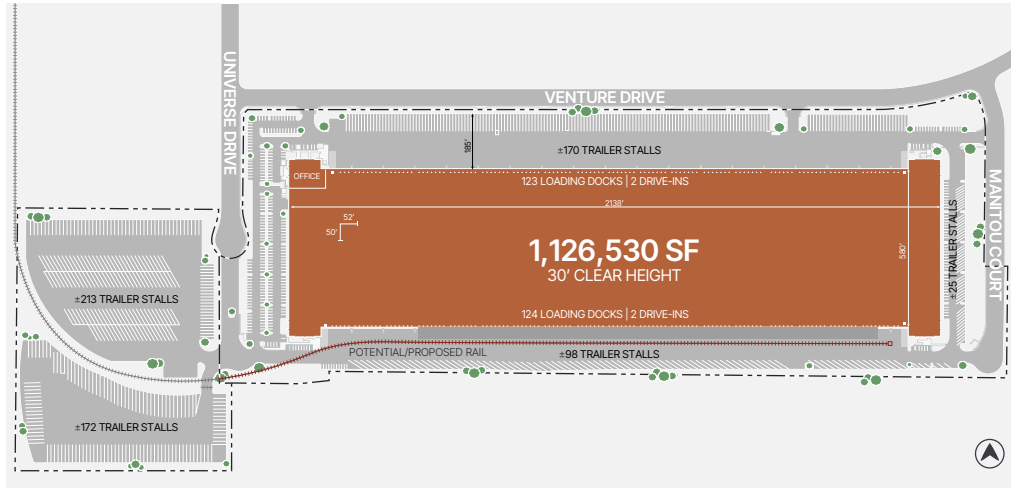


# OVERVIEW

## Existing Site Plan



## Potential Union Pacific Railroad Service



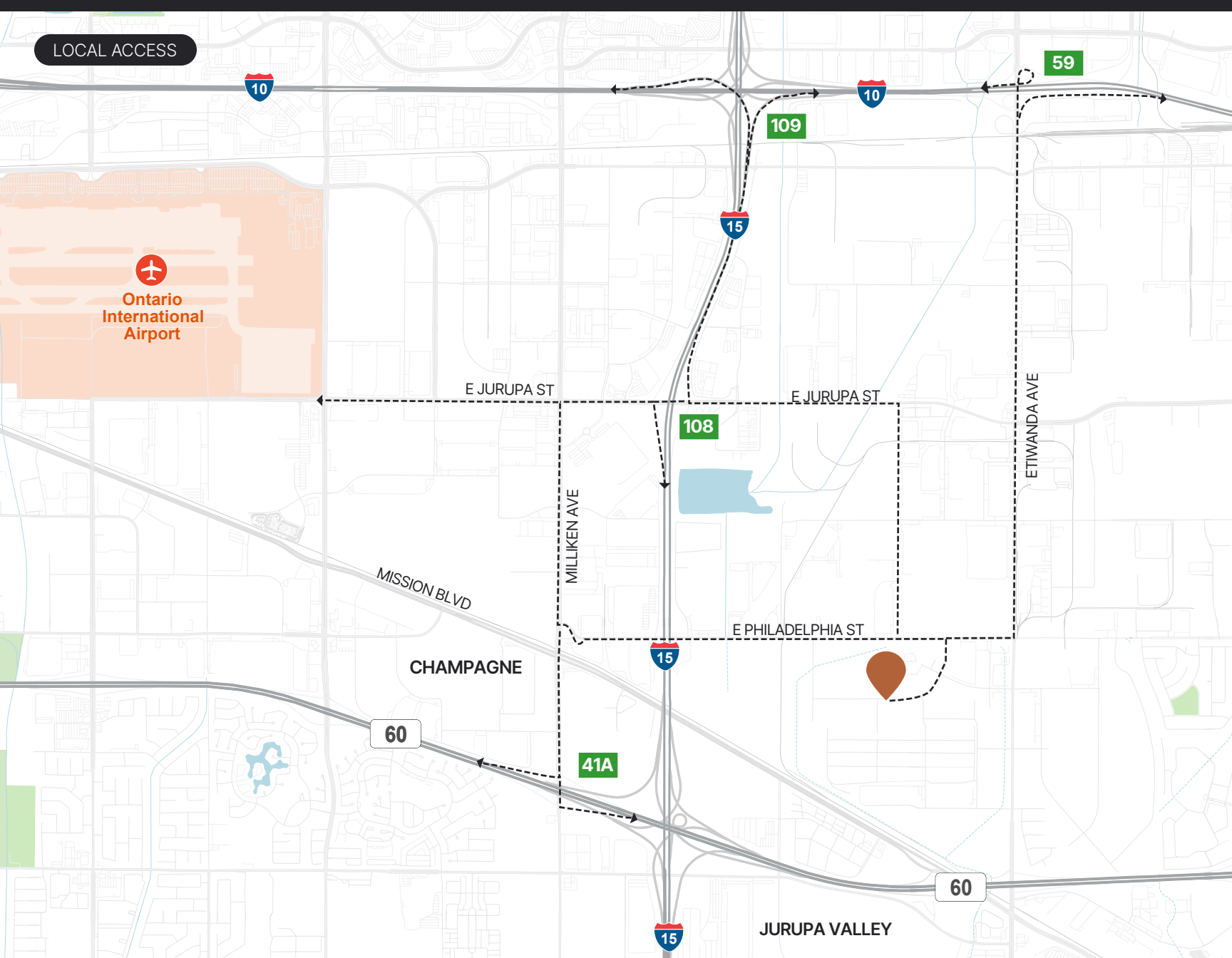
## SPECIFICATIONS

11650 Venture Drive  
Jurupa Valley, CA 91752

<b>Total Building SF</b>	±1,126,530 SF
<b>Office SF</b>	±13,217 SF
<b>Site Size</b>	62.81 Acres
<b>Zoning</b>	M-M
<b>Clear Height</b>	±30'
<b>Loading Docks</b>	±247
<b>Pit-Levelers</b>	±247
<b>Drive-In Doors</b>	4
<b>Column Spacing</b>	50' x 52'
<b>Loading Format</b>	Cross-dock
<b>Truck Court Depth</b>	136'-185'
<b>Trailer Stalls</b>	±213 (Up to ±385 additional stalls potentially available)
<b>Car Spaces</b>	±248
<b>Sprinkler</b>	ESFR K-14 (upgrade in progress)
<b>Power</b>	4,000 Amps at 480V 3 phase (expandable up to 5,172 amps at 480V 3 phase)
<b>Lighting</b>	LED
<b>Security</b>	Fenced Truck Court
<b>Occupancy</b>	Q2 2026
<b>Rail</b>	Potential Union Pacific Railroad Service



LOCAL ACCESS



Ontario  
International  
Airport

E JURUPA ST

E JURUPA ST

ETIWANDA AVE

MISSION BLVD

MILLIKEN AVE

E PHILADELPHIA ST

CHAMPAGNE

JURUPA VALLEY

59

109

108

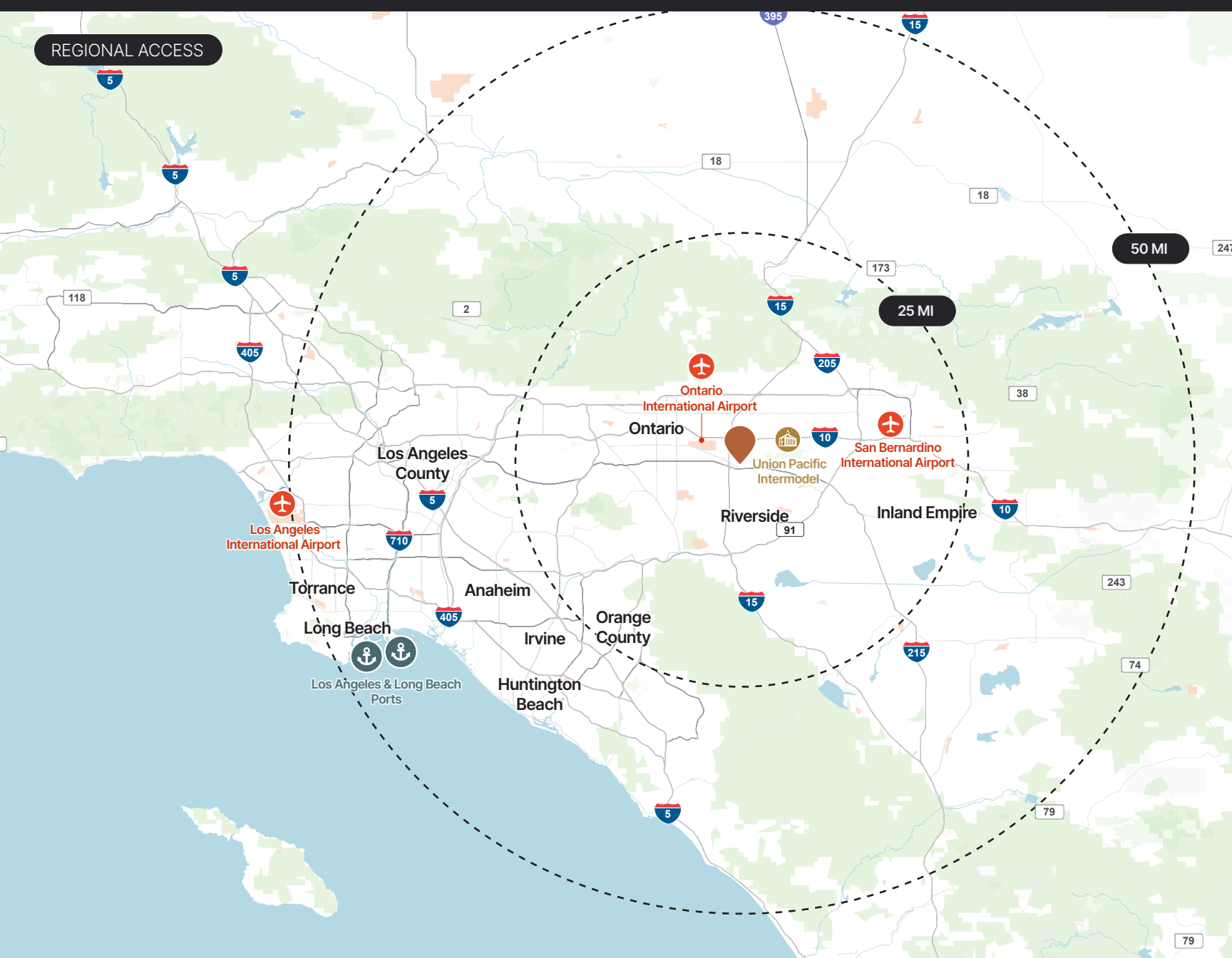
41A

60

60



REGIONAL ACCESS



50 MI

25 MI

Los Angeles International Airport

Ontario International Airport

San Bernardino International Airport

Union Pacific Intermodal

Los Angeles County

Riverside

Inland Empire

Torrance

Anaheim

Orange County

Long Beach

Irvine

Huntington Beach

Los Angeles & Long Beach Ports

FENCED TRUCK COURT



POTENTIALLY AVAILABLE

172 TRAILER STALLS

213 TRAILER STALLS



# CONTACT INFORMATION

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Jurupa Valley, CA 91752

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