

**±122,470 SF  
FOR LEASE**

**FREESTANDING INDUSTRIAL BUILDING**  
10225 SAN SEVAINE WAY | JURUPA VALLEY, CA



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# PROPERTY PROFILE

±122,470 SF FREESTANDING BUILDING  
10225 SAN SEVAINE WAY | JURUPA VALLEY, CA



## PROPERTY FEATURES

- |   |   |  |
|---|---|--|
| » <b>Building Size:</b> ±122,470 SF   | » <b>Clear Height:</b> 27'                | » <b>Lighting:</b> LED lighting (Exterior)   LED & fluorescent (Interior)            |
| » <b>Warehouse Restroom:</b> ±200 SF  | » <b>Doors:</b> 16 DH doors / 8 GL doors  | » <b>Sprinklers:</b> .45 / 2000 density  |
| » <b>APN:</b> 156-210-031   | » <b>Parking:</b> 132 parking spaces      | » <b>Secured Yard:</b> Half the docks are secured + large open space behind building |
| » <b>Building Type:</b> Single-tenant, freestanding                                       | » <b>Skylights:</b> 57 (~1 per ±2,148 SF) |  |
| » <b>Power:</b> 1,600A 480V 3PH 4W total (two separately metered services: 1,200A + 400A) |   |  |

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# AERIAL VIEW

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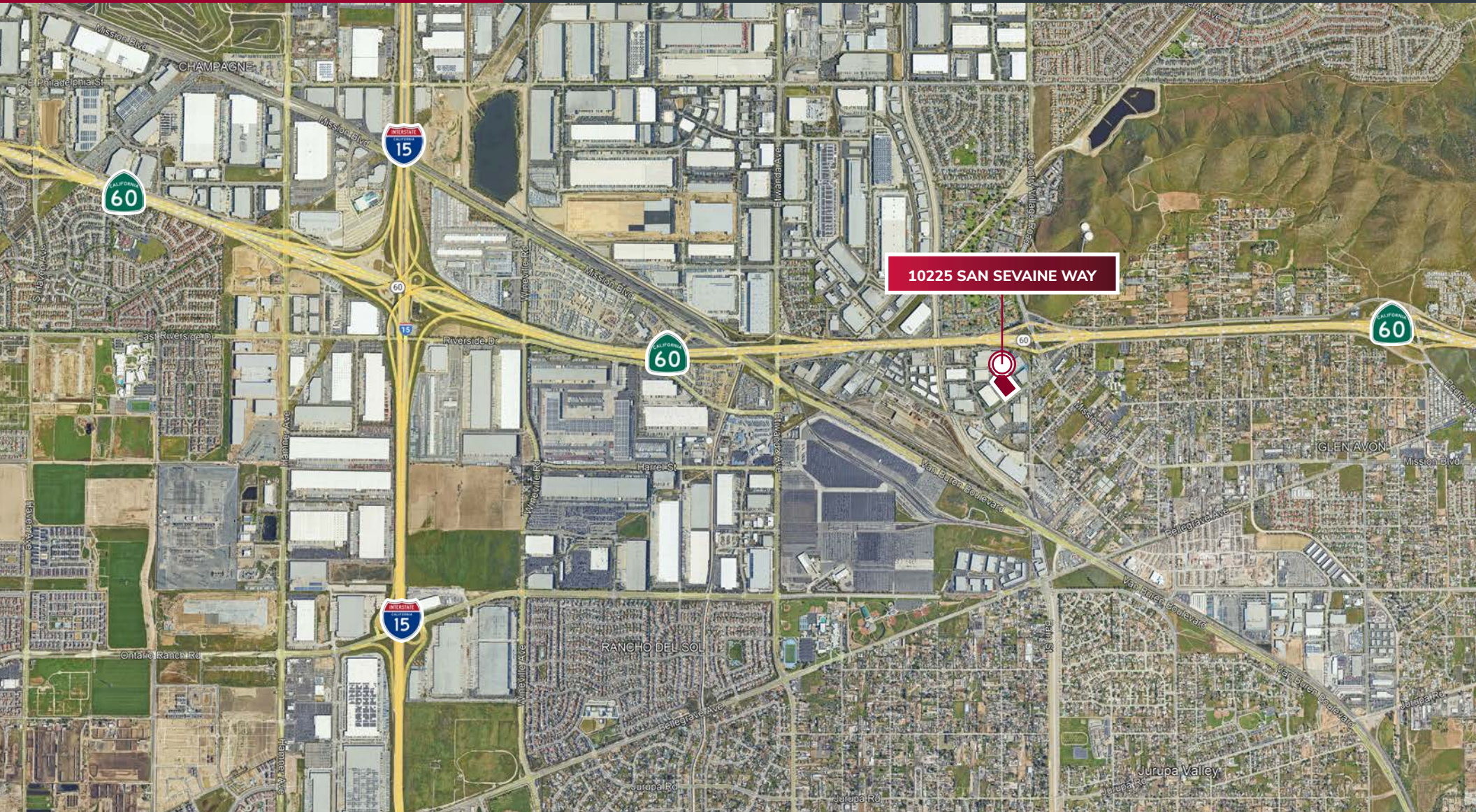
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# LOCATION MAP

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FOR MORE INFORMATION:

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