



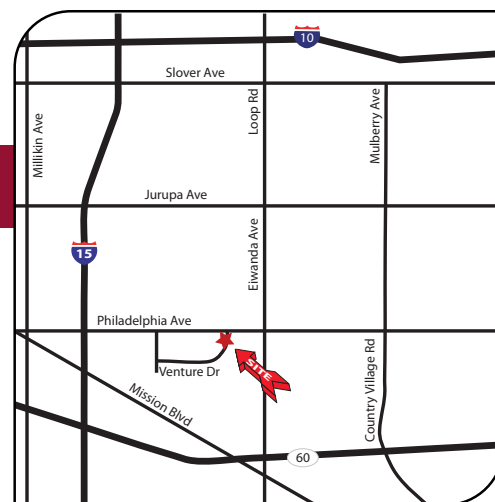
11076 VENTURE DRIVE

JURUPA VALLEY, CA

FOR LEASE

±31,145 SF FREESTANDING
INDUSTRIAL BUILDING

PROPERTY HIGHLIGHTS:



- ±3,792 Square Feet of Deluxe Two-Story Office with One (1) Private Executive Restroom
- High-Image Concrete Tilt-up Built in 1999
- Corner Location with Potential Secured Yard
- Two (2) Dock High Loading Doors w/Edge of Dock Plates
- Two (2) Ground Level Loading Doors w/ Security Gates
- (ESFR) K-17@35 psi Sprinkler System
- Two (2) Shop Restrooms / Two (2) Office Restrooms
- 24' Minimum Clearance at Perimeter 27' at Center
- 400 Amps Expandable to 1200; 277 / 480 Volts (verify power)
- 40' x 48' Warehouse Column Spacing
- High Efficient Warehouse Lights with Motion Sensors
- Excellent Access to 60, 15 and 10 Freeways

CONTACT US

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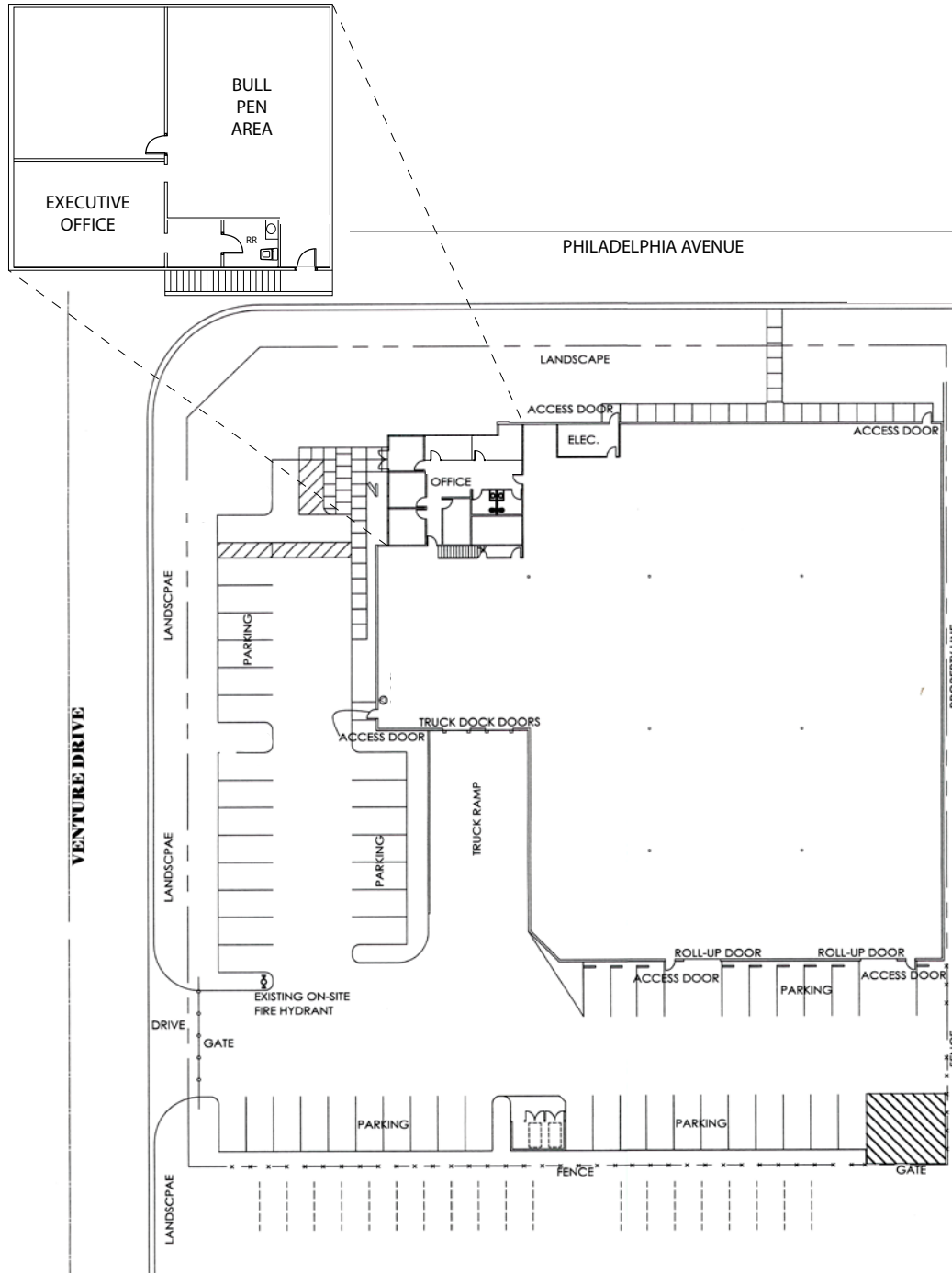
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11076 VENTURE DRIVE

FOR LEASE

JURUPA VALLEY, CA

±27,480 SF FREESTANDING
INDUSTRIAL BUILDING



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COMMERCIAL REAL ESTATE SERVICES

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