

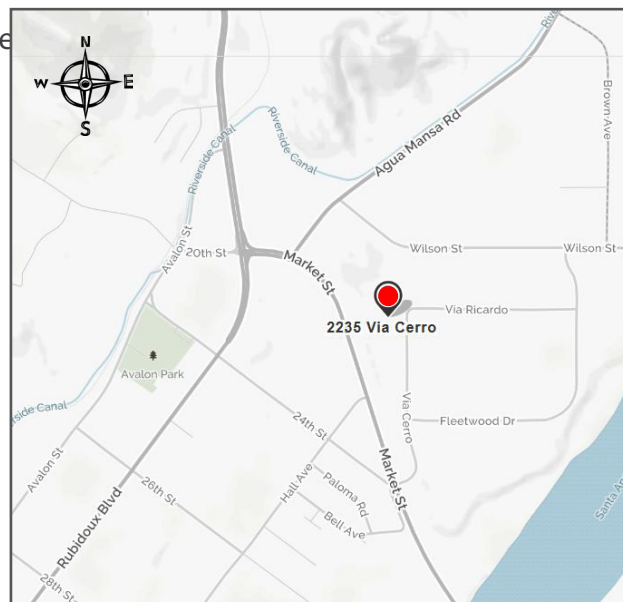
INDUSTRIAL BUILDING FOR SALE

±34,554 SF SITUATED ON ±1.76 ACRES

2235 VIA CERRO ROAD | JURUPA VALLEY, CA 92509



- ±34,554 SF Freestanding Industrial Building Situated on ±1.76 Acres
- ±2,320 SF of Office Space (Includes ±520 SF of Mezzanine Office Space)
- Reception Area, 5 Private Offices
- 4 Restrooms (2 in Warehouse and 2 in Office Area)
- 19-20' Ceiling Clear Height
- 800 Amps; 277/480 Volt Power (Verify)
- 5 Ground Level Doors
- Bay/Column Spacing 27' x 51'
- Concrete, Fenced Yard Area with Electric Gate
- MH Zoning (Manufacturing Heavy) Agua Mansa Specific Plan
- 2:1 Parking Ratio
- Easy Access to 60, 91, and I-215 Freeways
- APN 178-340-008



Please Contact:



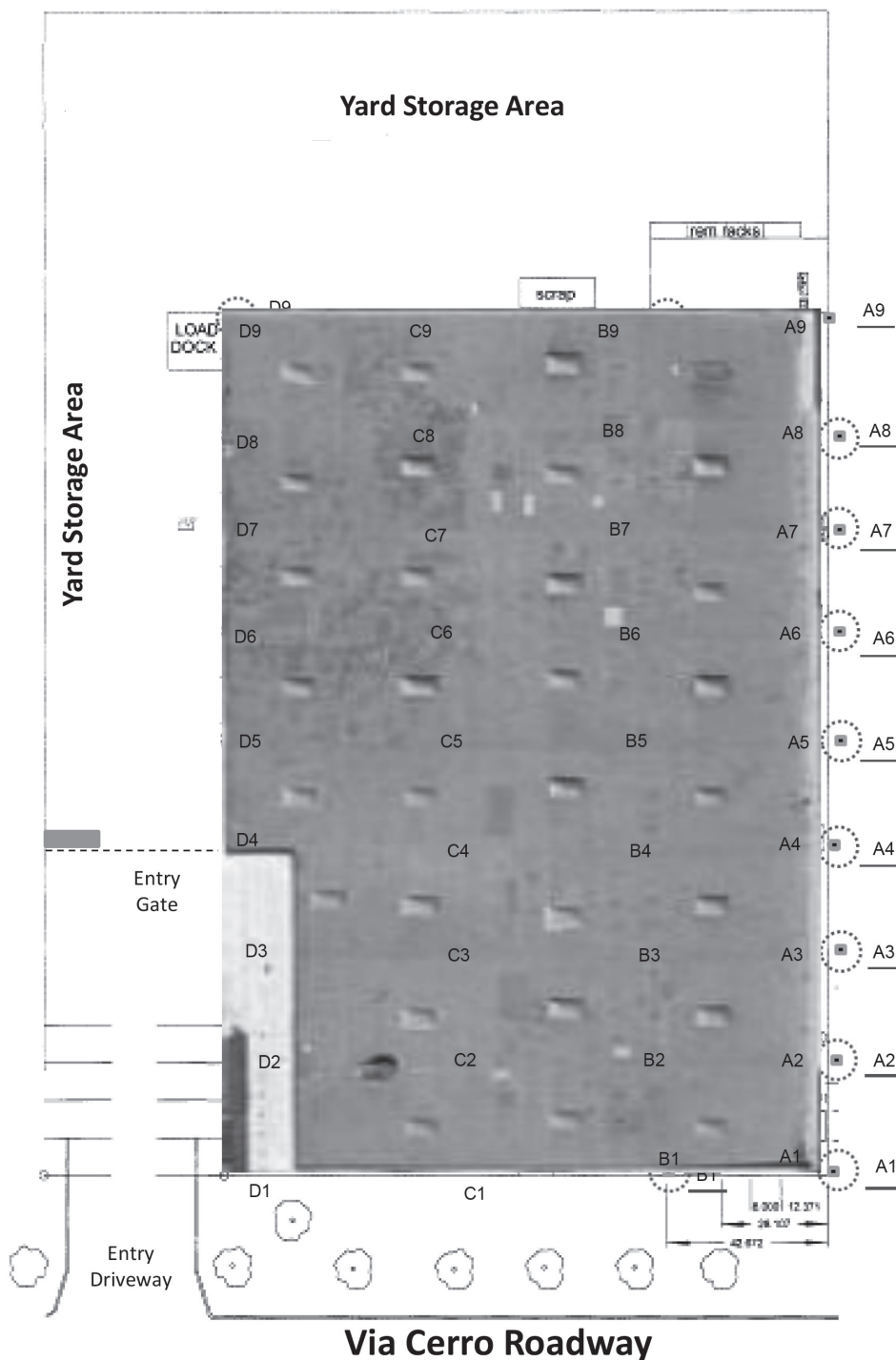
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HEAVY MANUFACTURING ZONING



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