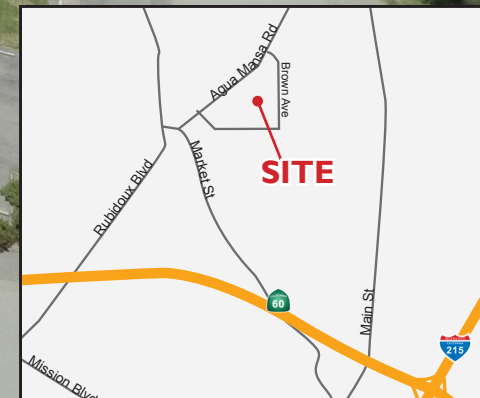


# FOR LEASE

# ± 128,000 SF MANUFACTURING BLDG ON ±10 ACRES

1755 BROWN AVE. | JURUPA VALLEY, CA



**LEE &  
ASSOCIATES**®

COMMERCIAL REAL ESTATE SERVICES

**CRAIG YOCUM**

951.276.3625 // BRE#: 00942165

cyocum@lee-associates.com

**ALEXEY ZABOLOTSKIKH**

951.276.3606 // BRE#: 01428540

azabolotskikh@lee-associates.com

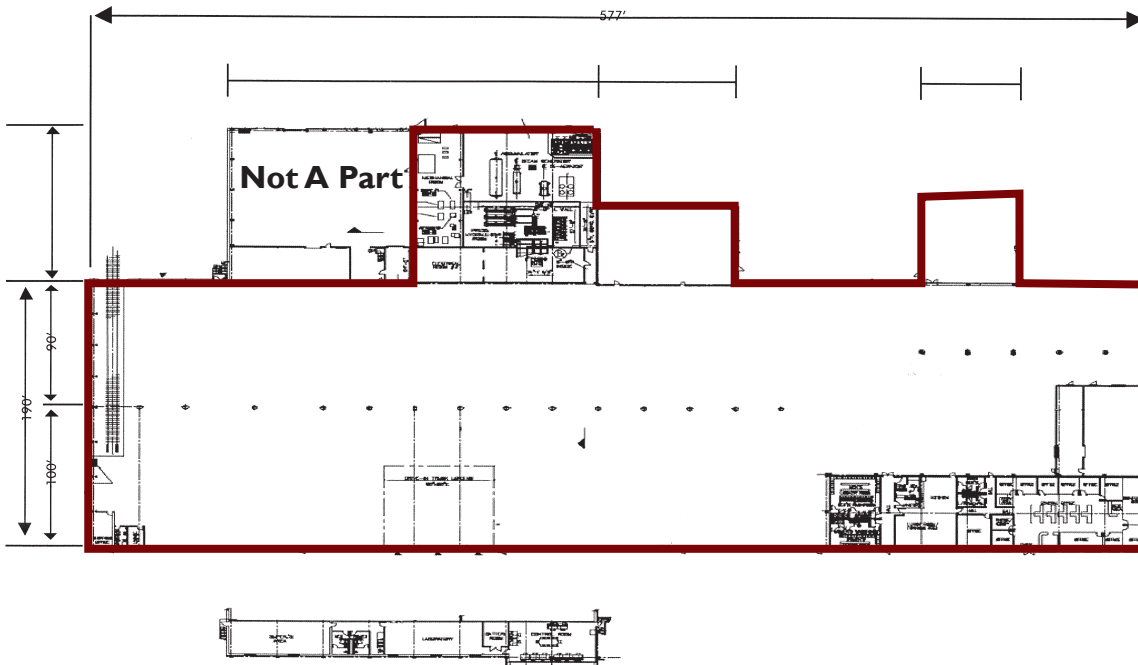
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside.

3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055 **Rev.03.06.17**

# FOR LEASE

# ± 128,000 SF MANUFACTURING BLDG ON ±10 ACRES

1755 BROWN AVE. | JURUPA VALLEY, CA



- Heavy Manufacturing Steel Buildings on ±128,000, ±10 Acres, POL ±170,000 SF on ±21.5 Acres
- Recycling Zone Overlay (Verify)
- 4" gas line to site with potential 117,040,000 btu/hr
- Main Building: 190' x 577' (90' & 100' spans)
- Union Pacific Rail into Yard and Building
- 66 KVA Substation - Extensive Switch Gear
- M2 Zoning (Heavy Manufacturing)-Agua Mansa Specific Plan
- ±10,000 SF Executive Offices, and ±5,000 SF Engineering Offices
- 24' - 40' Clear Ceiling Height
- Easy Access to 60, 91, and I-215 Freeways
- APN #175-190-023
- Access to Industrial Brine Line Operations (Heavy Sewer Discharge) [SAWPA.ORG](http://SAWPA.ORG)

**LEE & ASSOCIATES®**  
COMMERCIAL REAL ESTATE SERVICES

**CRAIG YOCUM**  
951.276.3625 // BRE#: 00942165  
cyocum@lee-associates.com

**ALEXEY ZABOLOTSKIKH**  
951.276.3606 // BRE#: 01428540  
azabolotskikh@lee-associates.com

# FOR LEASE

# ± 128,000 SF MANUFACTURING BLDG ON ±10 ACRES

1755 BROWN AVE. | JURUPA VALLEY, CA



**LEE &  
ASSOCIATES®**

COMMERCIAL REAL ESTATE SERVICES

**CRAIG YOCUM**

951.276.3625 // BRE#: 00942165

cyocum@lee-associates.com

**ALEXEY ZABOLOTSKIKH**

951.276.3606 // BRE#:01428540

azabolotskikh@lee-associates.com

*No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside.*

3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055

# FOR LEASE

# ± 128,000 SF MANUFACTURING BLDG ON ±10 ACRES

1755 BROWN AVE. | JURUPA VALLEY, CA



COMMERCIAL REAL ESTATE SERVICES

**CRAIG YOCUM**

951.276.3625 // BRE#: 00942165

cyocum@lee-associates.com

**ALEXEY ZABOLOTSKIKH**

951.276.3606 // BRE#:01428540

azabolotskikh@lee-associates.com

*No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside.*

3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055