

FOR SALE

± 170,000 SF MANUFACTURING BLDGS ON 21.5 ACRES

1755 BROWN AVE. | JURUPA VALLEY, CA



**LEE &
ASSOCIATES®**

COMMERCIAL REAL ESTATE SERVICES

CRAIG YOCUM

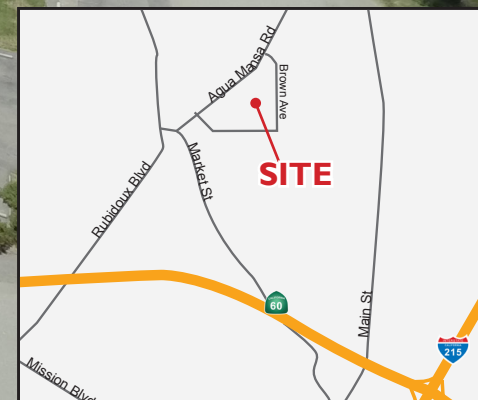
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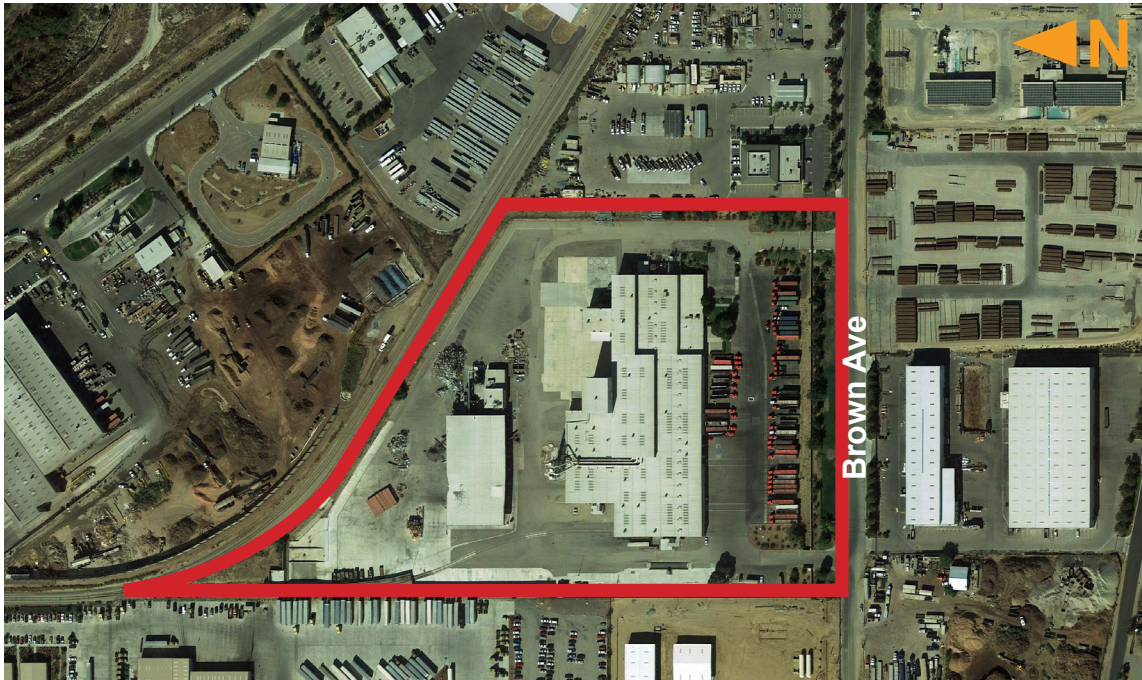
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3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055 **Rev.02.28.17**

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- Heavy Manufacturing Steel Buildings on ±170,000 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 #175-180-014, 175-190-023 & 175-190-027
- Access to Industrial Brine Line Operations (Heavy Sewer Discharge) SAWPA.ORG



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