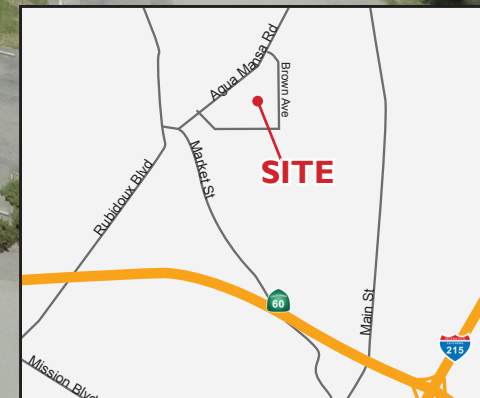


FOR LEASE

± 128,000 SF MANUFACTURING BLDG ON ±10 ACRES

1755 BROWN AVE. | JURUPA VALLEY, CA



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ASSOCIATES**®

COMMERCIAL REAL ESTATE SERVICES

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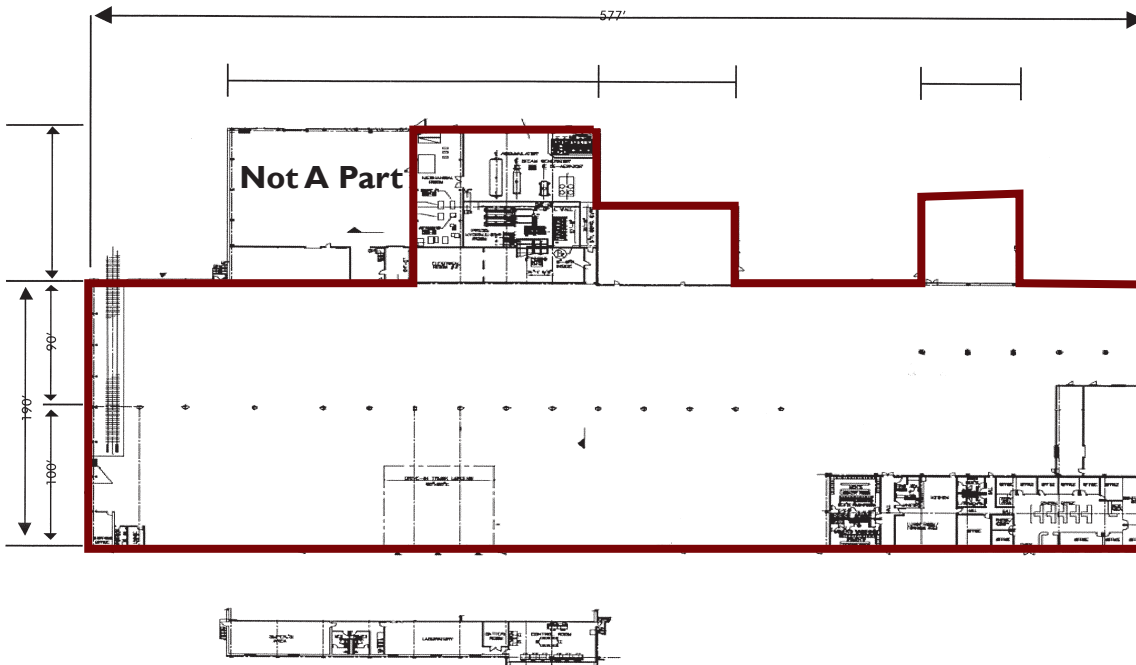
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- Heavy Manufacturing Steel Buildings on ±128,000, ±10 Acres, POL ±170,000 SF on ±21.5 Acres
- Recycling Zone Overlay (Verify)
- 4" gas line to site with potential 117,040,000 btu/hr
- Main Building: 190' x 577' (90' & 100' spans)
- Union Pacific Rail 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

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