

# 11650 VENTURE DRIVE

FOR LEASE

±1,126,530 SF

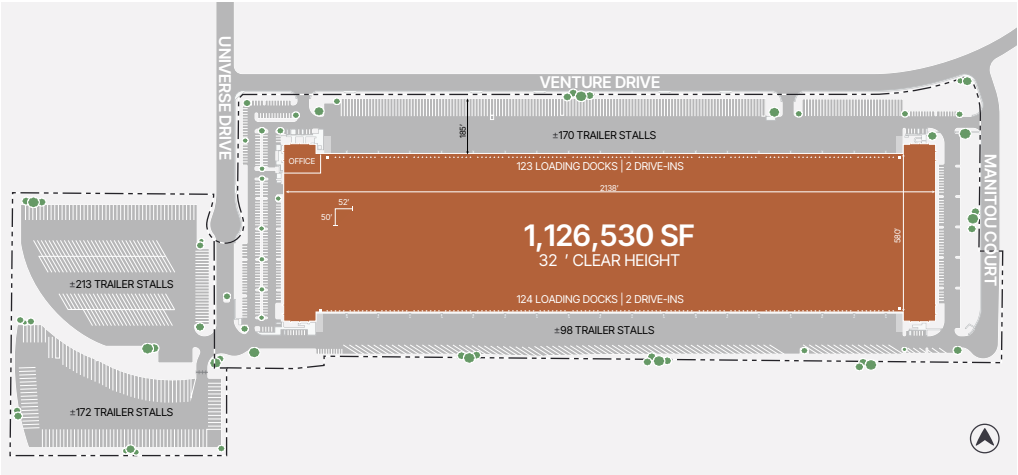
Railroad Service Opportunity

11650 Venture Drive  
Jurupa Valley, CA 91752

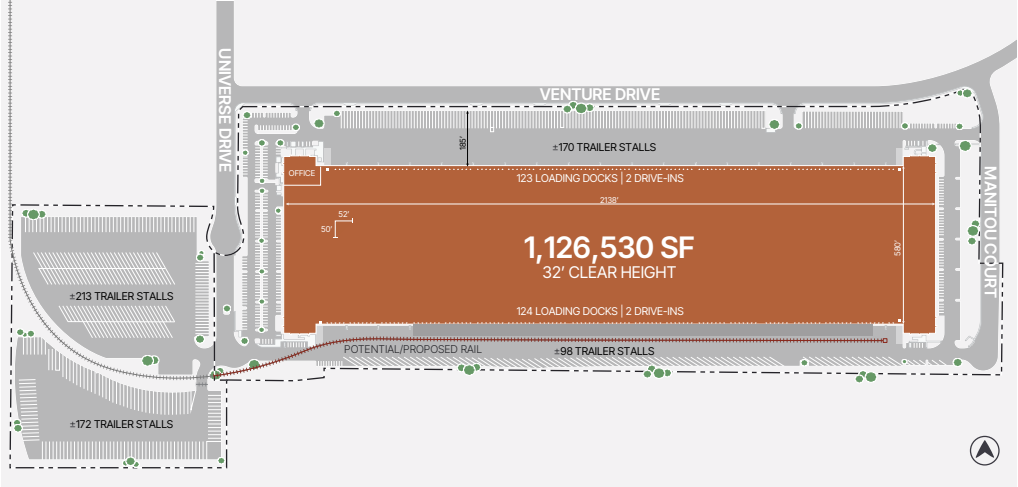


# OVERVIEW

Existing Site Plan



Potential Union Pacific Railroad Service



## SPECIFICATIONS

11650 Venture Drive  
Jurupa Valley, CA 91752

Total Building SF	±1,126,530 SF
Office SF	±13,016 SF
Site Size	62.81 Acres
Zoning	M-M
Clear Height	±32'
Loading Docks	±247
Pit-Levelers	±247
Drive-In Doors	4
Column Spacing	50' x 52'
Loading Format	Cross-dock
Truck Court Depth	136'-185'
Trailer Stalls	±268 (Up to ±385 additional stalls potentially available)
Car Spaces	±248
Sprinkler	ESFR K-14 (upgrade in progress)
Power	4,000 Amps at 480V 3 phase (expandable up to 5,172 amps at 480V 3 phase)
Lighting	LED
Security	Fenced Truck Court
Occupancy	Q2 2026
Rail	Potential Union Pacific Railroad Service





FENCED TRUCK COURT

This aerial photograph shows a large industrial complex. On the left, a vast, flat, paved area is designated as a truck court, enclosed by a low fence. To the right of this area is a long, white industrial building with a flat roof covered in numerous skylights. A section of the building features large glass windows and is marked with the number '11650'. The foreground is dominated by a large, paved parking lot with white parking lines, interspersed with young trees and landscaped greenery. In the background, a range of mountains is visible under a clear blue sky.

LOCAL ACCESS



59

109

108

41A

60

60



Ontario  
International  
Airport

E JURUPA ST

E JURUPA ST

ETIWANDA AVE

MILLIKEN AVE

MISSION BLVD

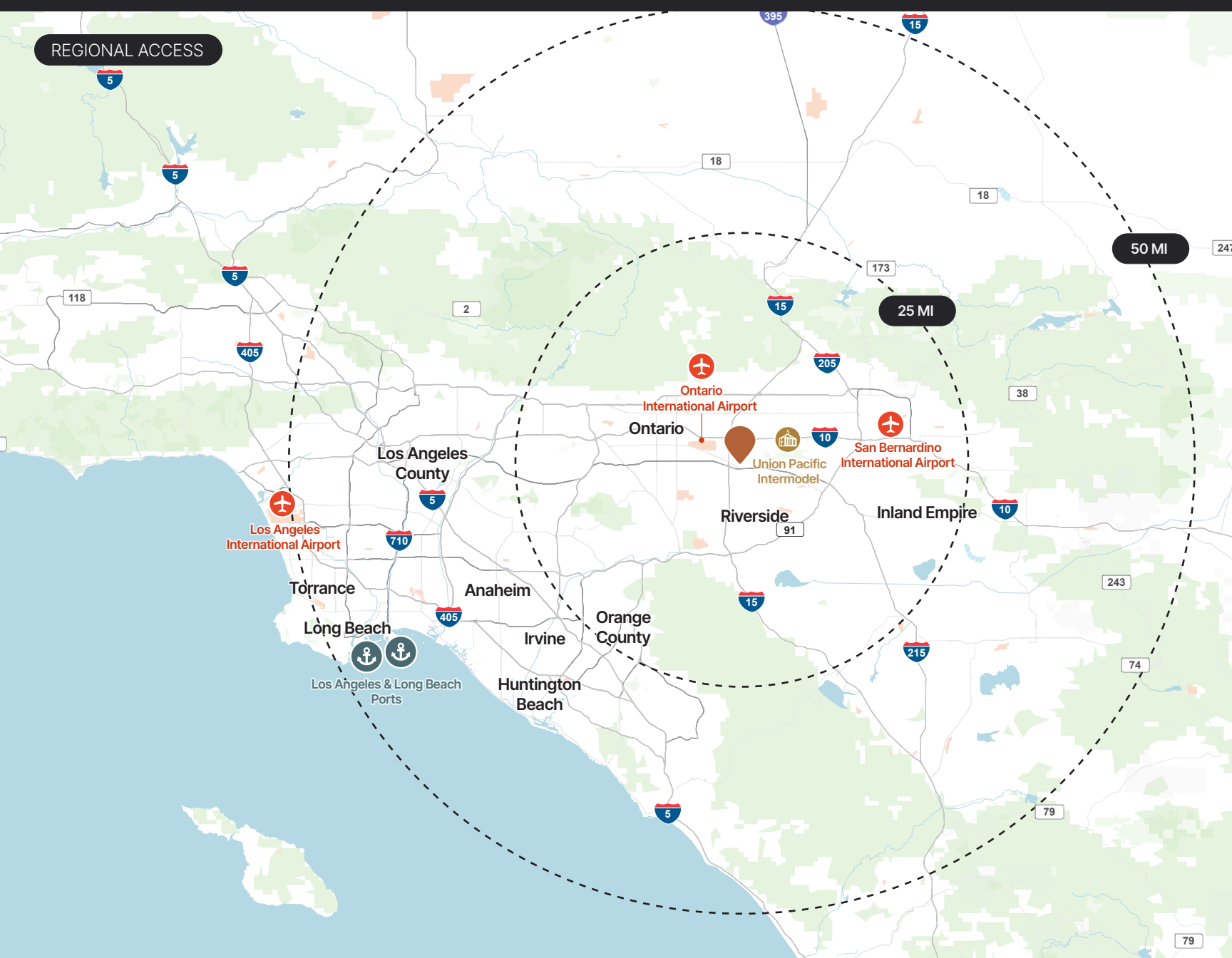
E PHILADELPHIA ST

CHAMPAGNE

JURUPA VALLEY



REGIONAL ACCESS







FENCED TRUCK COURT



POTENTIALLY AVAILABLE



172 TRAILER STALLS

213 TRAILER STALLS

# CONTACT INFORMATION



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No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.