

11650 VENTURE DRIVE

FOR LEASE

±1,126,530 SF

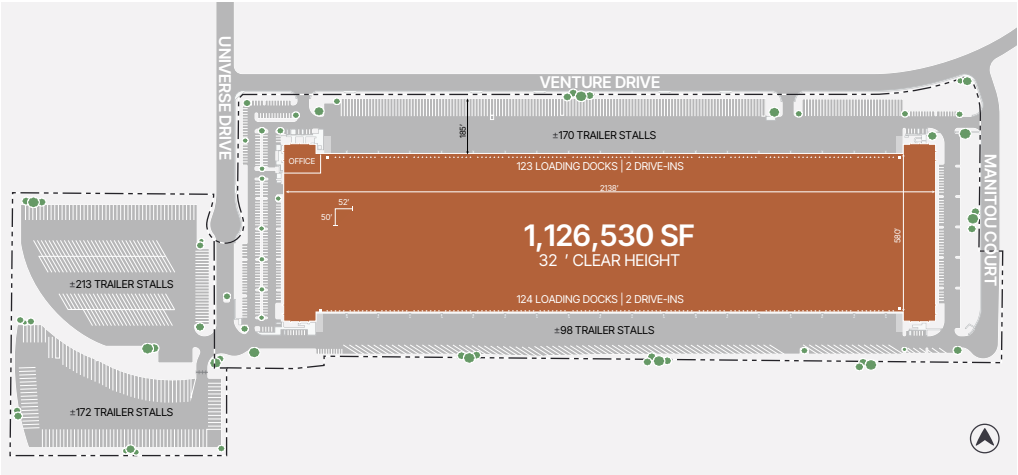
Railroad Service Opportunity

11650 Venture Drive
Jurupa Valley, CA 91752

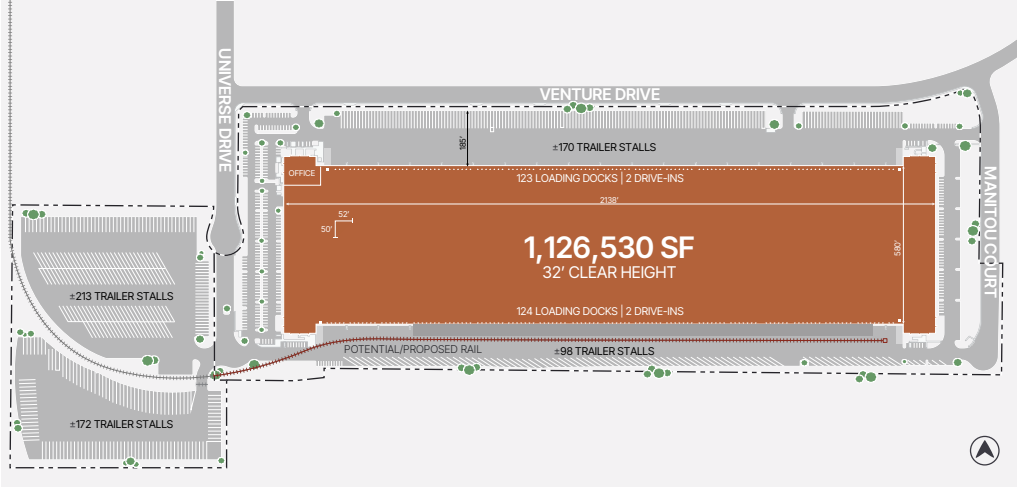


OVERVIEW

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



LOCAL ACCESS



59

109

108

41A

60

60



Ontario
International
Airport

E JURUPA ST

E JURUPA ST

ETIWANDA AVE

MILLIKEN AVE

MISSION BLVD

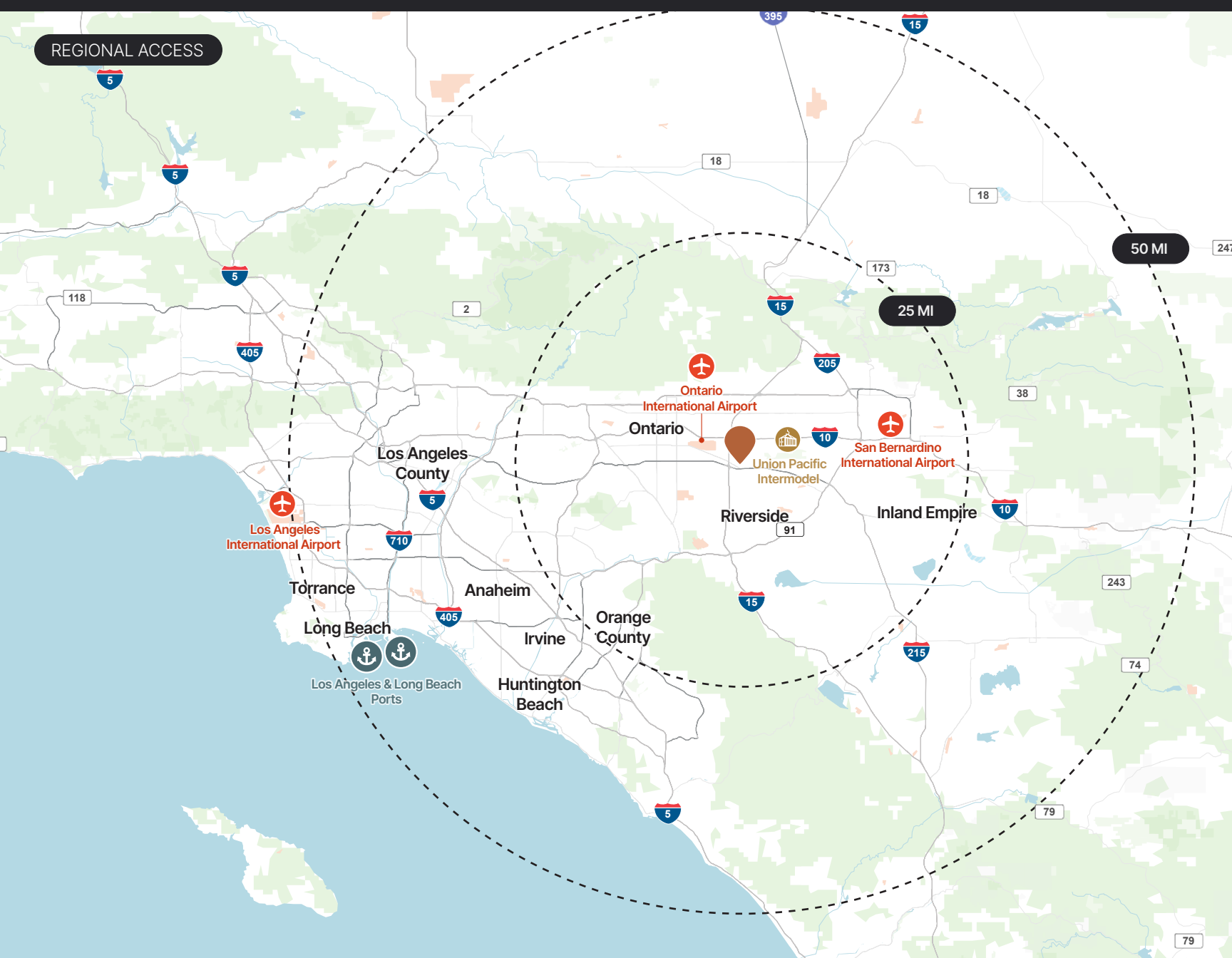
E PHILADELPHIA ST

CHAMPAGNE

JURUPA VALLEY



REGIONAL ACCESS



FENCED TRUCK COURT

This aerial photograph shows an industrial complex. On the left is a large, paved 'FENCED TRUCK COURT' with a dark metal fence. To the right is a modern, two-story office building with large glass windows and a light blue facade, featuring the address '11650'. Behind the office building is a long, single-story warehouse with numerous loading docks. The area is landscaped with several tall palm trees and smaller green trees. In the background, a range of mountains is visible under a clear blue sky. A line with a circular marker points from the text label to the fenced truck court area.

POTENTIALLY AVAILABLE



172 TRAILER STALLS

213 TRAILER STALLS

CONTACT INFORMATION



11650 Venture Drive
Jurupa Valley, CA 91752

Timothy J. Pimentel, SIOR

tim.pimentel@cushwake.com
(909) 942-4647
CA License 01421452

Chuck Belden, SIOR

chuck.belden@cushwake.com
(909) 942-4640
CA License 00844840



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord.
No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.