

# TROY COURT DEVELOPMENT

3 BUILDINGS FOR LEASE AND SALE

4725, 4790 & 4795 Troy Court Street Jurupa Valley, California



SIZES RANGE FROM:

**± 48,435 SF - ± 80,257 SF**

For more  
information  
please contact:

**Tal Siglar, CCIM, SIOR**  
CA DRE #01229412  
+1 909 942 4680  
tal.siglar@cushwake.com

**Patrick Casani**  
CA DRE #02223488  
+1 626 379 7145  
patrick.casani@cushwake.com





# BUILDING 1

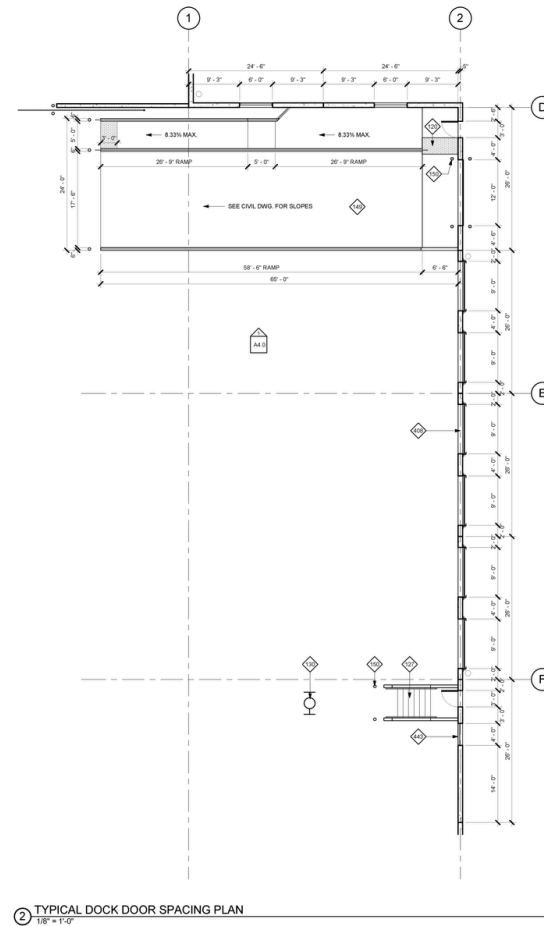
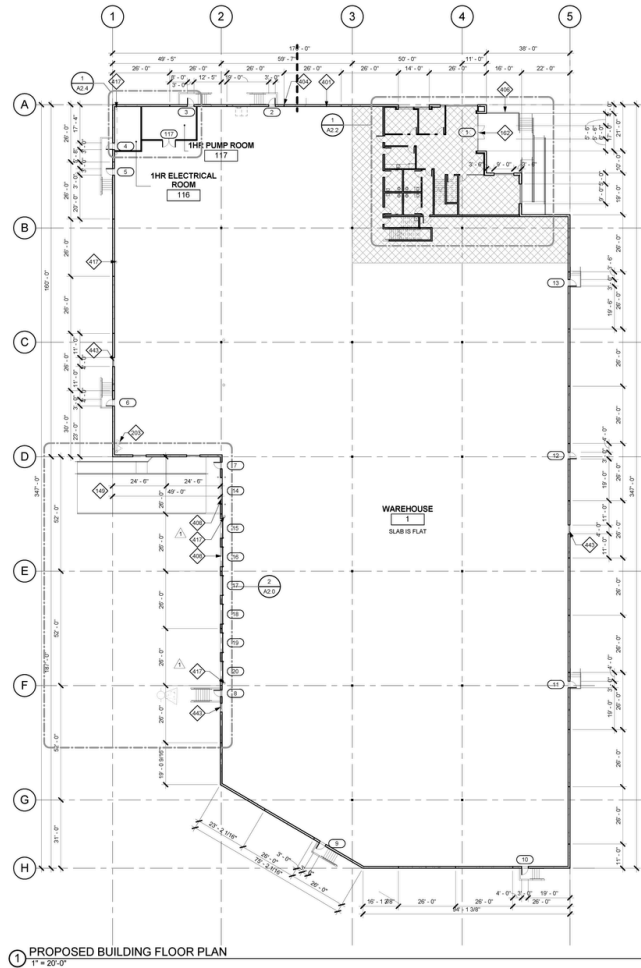
## HIGHLIGHTS

- **Building Size:** Freestanding, ±62,619 SF
- **Office Size:** 2,500 SF
- **Mezzanine Office:** 2,500 SF
- **Site Area:** ±134,165 SF (3.08 Acres)
- **Clear Height:** 30' Minimum
- **Dock Loading Doors:** 6 - 9' x 10'
- **Drive Through Door:** 1 - 12' x 14'
- **Dock Equipment:** 2 - 35,000lb dock levelers
- **Columns:** 60' x 52' Bay Spacing
- **Power:** 1,200 Amps, 277/480 Volts,  
3 Phase /4 Wires  
\*Possible upgrade to  
2,500 Amp Switchgear

- **Fire Sprinkler System:** ESFR (K-25 heads)
- **Skylights:** 2% high wind/ impact resistant
- **Warehouse Lighting:** 20 foot candle LED lighting
- **Warehouse Ceiling:** White Scrim Foil Insulation
- **Restrooms:** 4 Restrooms
- **Parking Stalls:** 79 Parking Stalls
- **Truck Court:** Secured Truck Court 135'-10"
- **Warehouse Slab:** 6" thick 4,000 PSI unreinforced concrete



# FLOOR PLAN BUILDING 1



# BUILDING 2

## HIGHLIGHTS

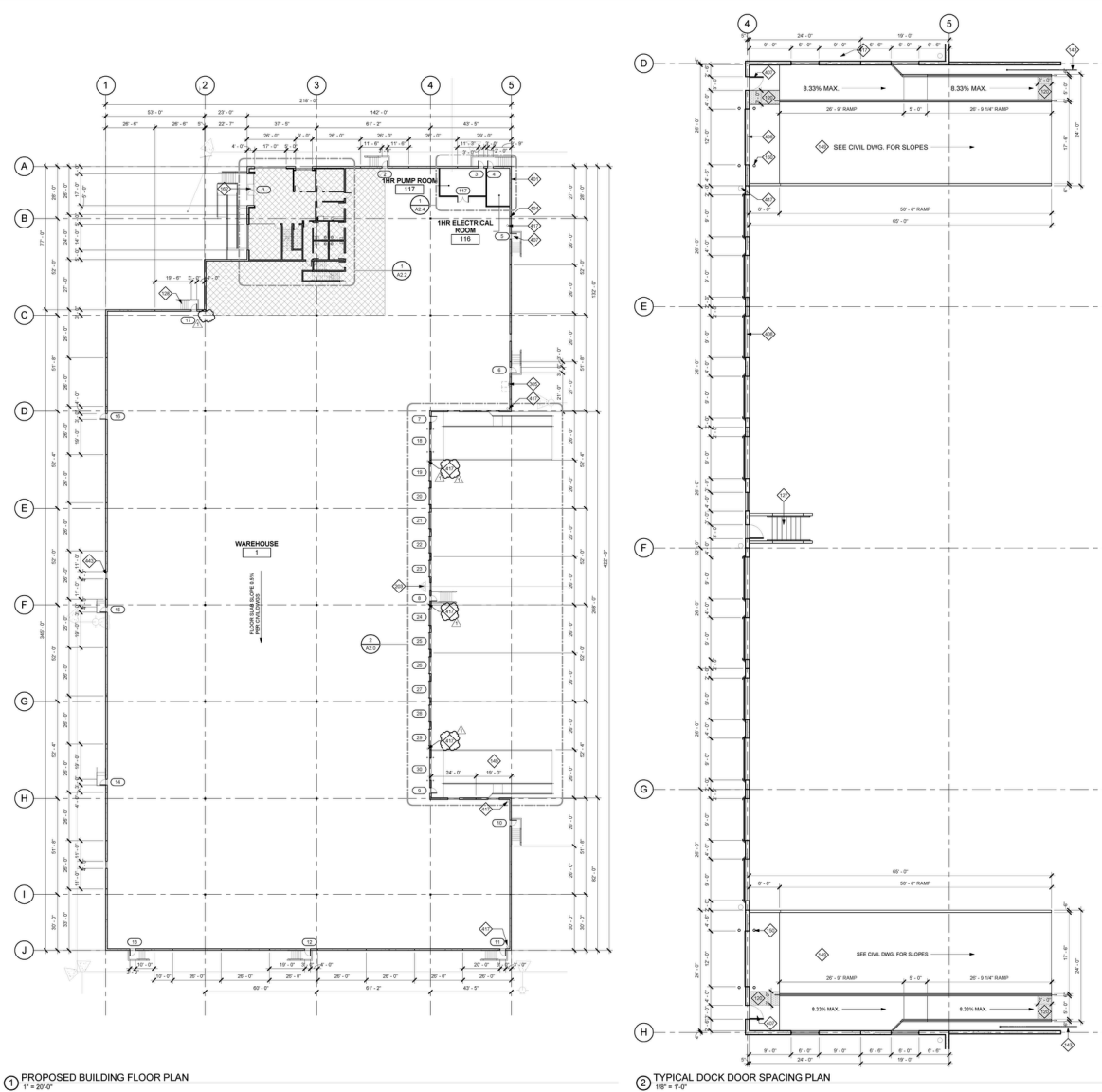
- **Building Size:** Freestanding, ± 80,257 SF
- **Office Size:** 2,500 SF
- **Mezzanine Office:** 2,500 SF
- **Site Area:** ±218,671 SF (5.02 Acres)
- **Clear Height:** 30' Minimum
- **Dock Loading Doors:** 11- 9' x 10'
- **Drive Through Door:** 2 - 12' x 14'
- **Dock Equipment:** 2 - 35,000lb dock levelers
- **Columns:** 60' x 52' Bay Spacing
- **Power:** 1,200 Amps, 277/480 Volts,  
3 Phase /4 Wires  
\*Possible upgrade  
to 2,500 Amp Switchgear

- **Fire Sprinkler System:** ESFR (K-25 heads)
- **Skylights:** 2% high wind/ impact resistant
- **Warehouse Lighting:** 20 foot candle LED lighting
- **Warehouse Ceiling:** White Scrim Foil Insulation
- **Restrooms:** 4 Restrooms
- **Parking Stalls:** 106 Parking Stalls
- **Truck Court:** Secured Truck Court 126'-2"
- **Warehouse Slab:** 6" thick 4,000 PSI unreinforced concrete





# FLOOR PLAN BUILDING 2



# BUILDING 3

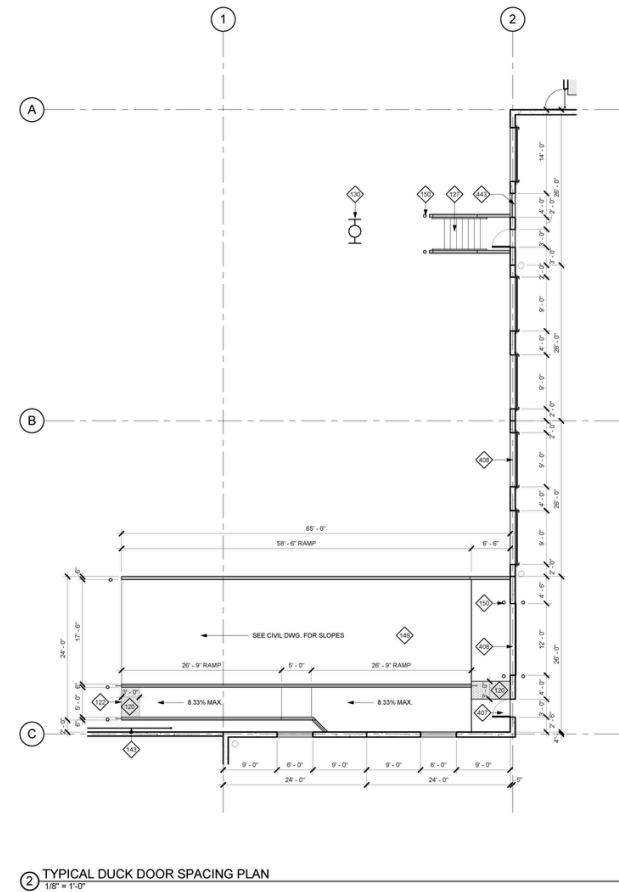
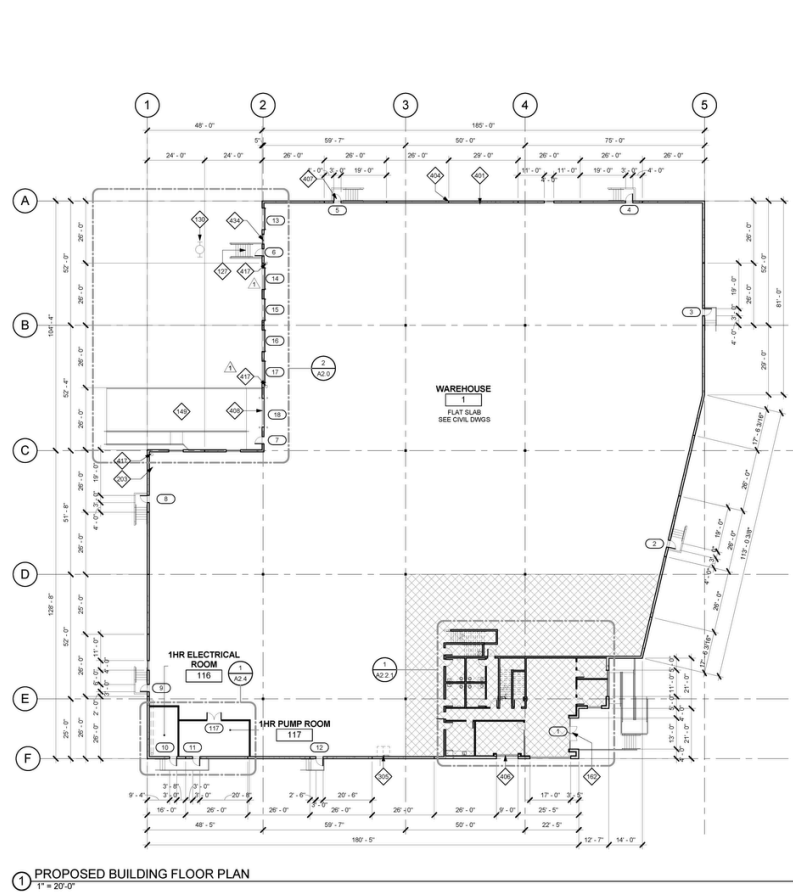
## HIGHLIGHTS

- **Building Size:** Freestanding, ±48,435 SF
- **Office Size:** 2,500 SF
- **Mezzanine Office:** 2,500 SF
- **Site Area:** ±101,495 SF (2.33 Acres)
- **Dock Loading Doors:** 5 - 9' x 10'
- **Drive Through Door:** 1 - 12' x 14'
- **Dock Equipment:** 2 - 35,000lb dock levelers
- **Columns:** 60' x 52' Bay Spacing
- **Power:** 1,200 Amp supply w/ 800 Amp Breaker, 277/480 Volts, 3 Phase /4 Wires \*Possible upgrade to 2,500 Amp Switchgear

- **Clear Height:** 30' Minimum
- **Fire Sprinkler System:** ESFR (K-25 heads)
- **Skylights:** 2% high wind/ impact resistant
- **Warehouse Lighting:** 20 foot candle LED lighting
- **Warehouse Ceiling:** White Scrim Foil Insulation
- **Restrooms:** 4 Restrooms
- **Parking Stalls:** 64 Parking Stalls
- **Truck Court:** Secured Truck Court 136'-10"
- **Warehouse Slab:** 6" thick 4,000 PSI unreinforced concrete



# FLOOR PLAN BUILDING 3





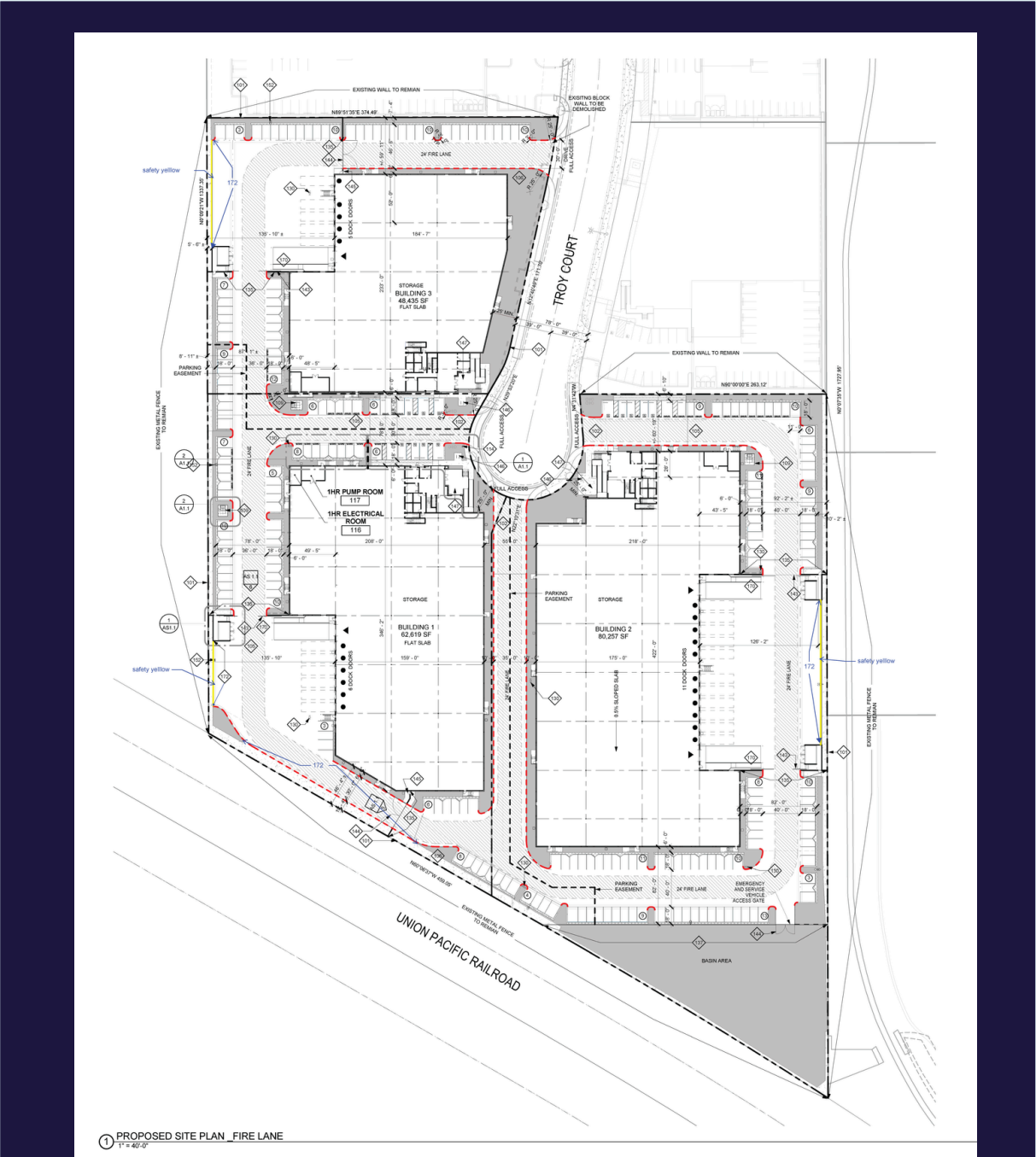
# SITE PHOTOS

**FOR LEASE AND SALE**

4725, 4790 & 4795 Troy Court Street  
Jurupa Valley, California



# SITE PLAN





# CORPORATE NEIGHBORS

**FOR LEASE AND SALE**

4725, 4790 & 4795 Troy Court Street  
Jurupa Valley, California

1. Orco Block & Hardscape
2. Adesa
3. Rev
4. California Umbrella
5. CAB - California Aseptic Beverages
6. Food Express, Inc
7. Star Metals
8. Partners Alliance Cold Storage
9. Partners Alliance Cold Storage







## CONTACT:

**Tal Siglar**

Executive Director  
CA DRE #01229412

+1 909 942 4680

[tal.siglar@cushwake.com](mailto:tal.siglar@cushwake.com)

**Patrick Casani**

Associate  
CA DRE #02223488

+1 626 379 7145

[patrick.casani@cushwake.com](mailto:patrick.casani@cushwake.com)



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