

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
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BUILDING 1

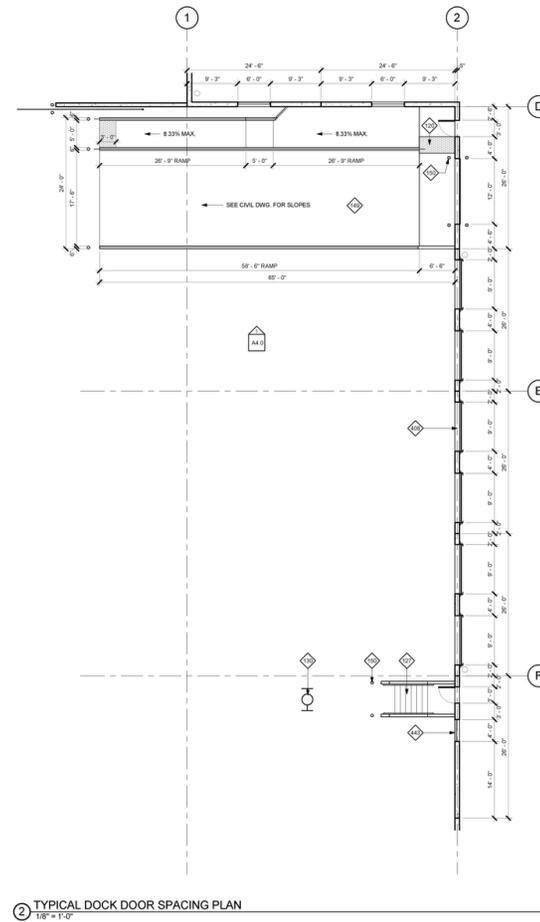
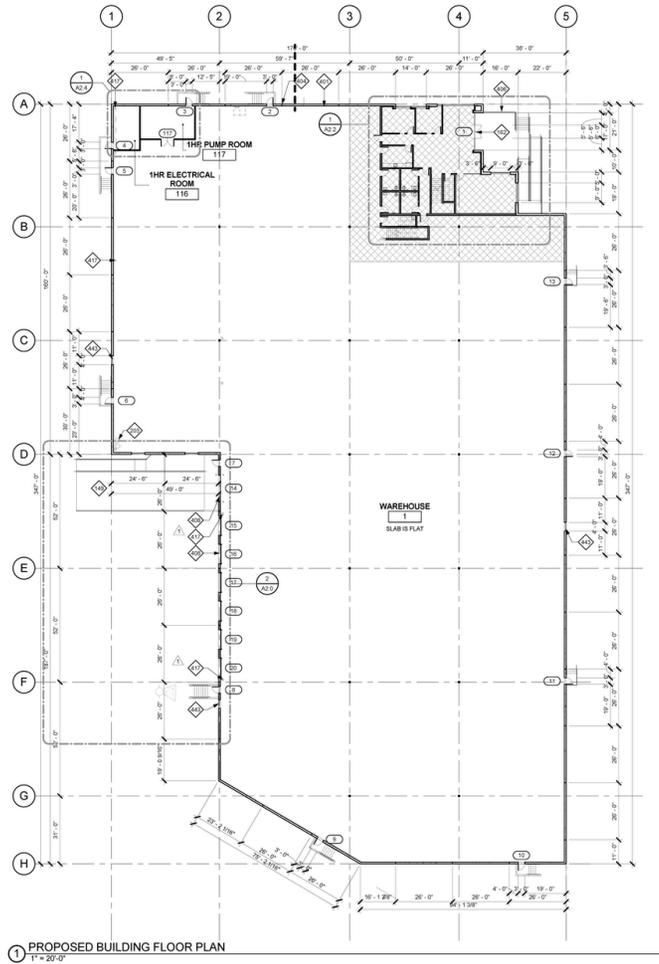
HIGHLIGHTS

- **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



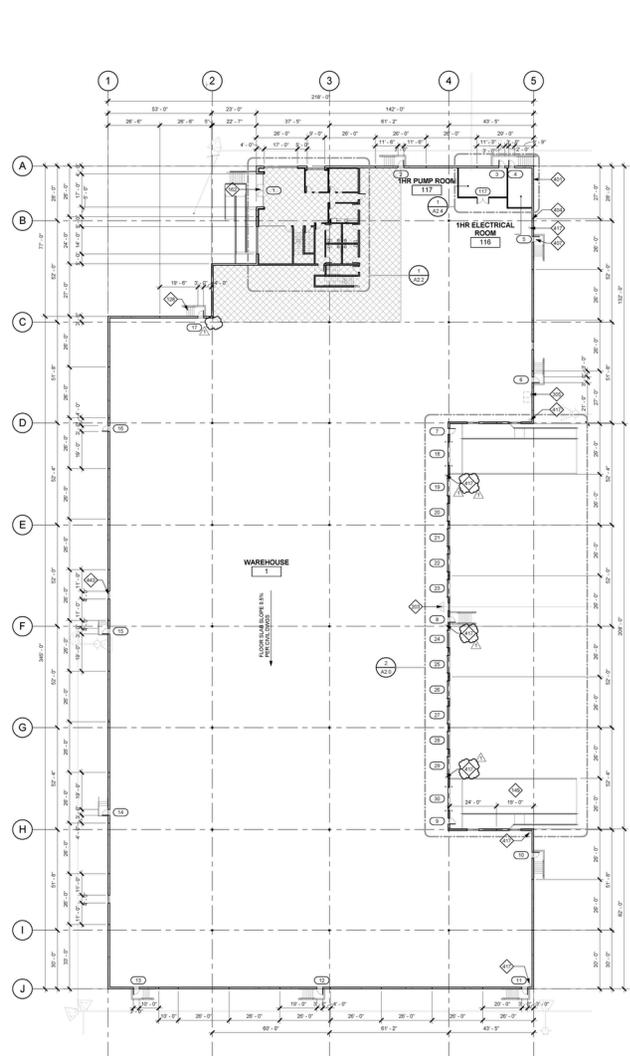
BUILDING 2 HIGHLIGHTS

- **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

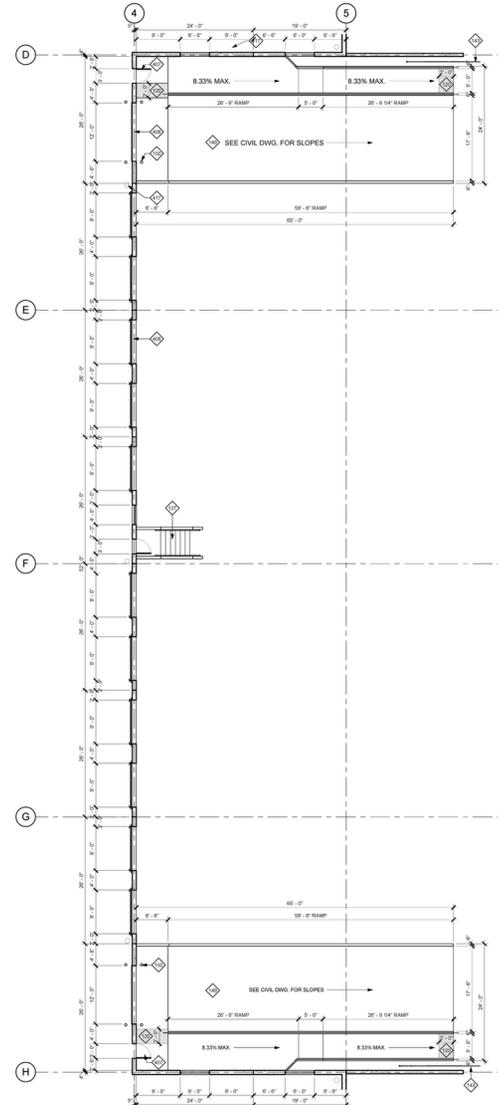
- **Fire Sprinkler System:** ESFR (K-25 heads)
- **Skylights:** 2% high wind/ impact resistant
- **Warehouse Lighting:** 20 foot candle LED lighting
- **Warehouse Ceiling:** White Scrim Foil Insulation
- **Restrooms:** 4 Restrooms
- **Parking Stalls:** 106 Parking Stalls
- **Truck Court:** Secured Truck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



FLOOR PLAN BUILDING 2



1 PROPOSED BUILDING FLOOR PLAN
1" = 20'-0"



2 TYPICAL DOCK DOOR SPACING PLAN
1/8" = 1'-0"

BUILDING 3

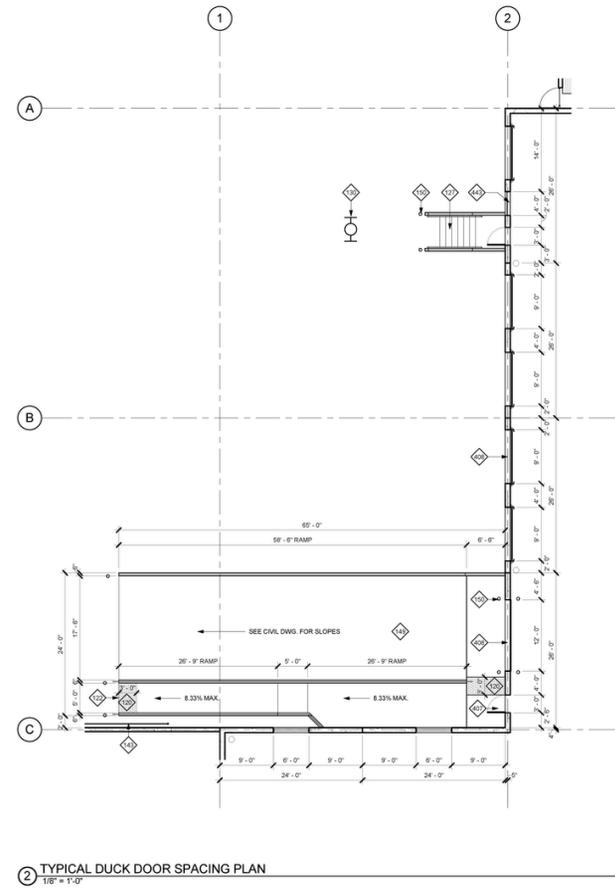
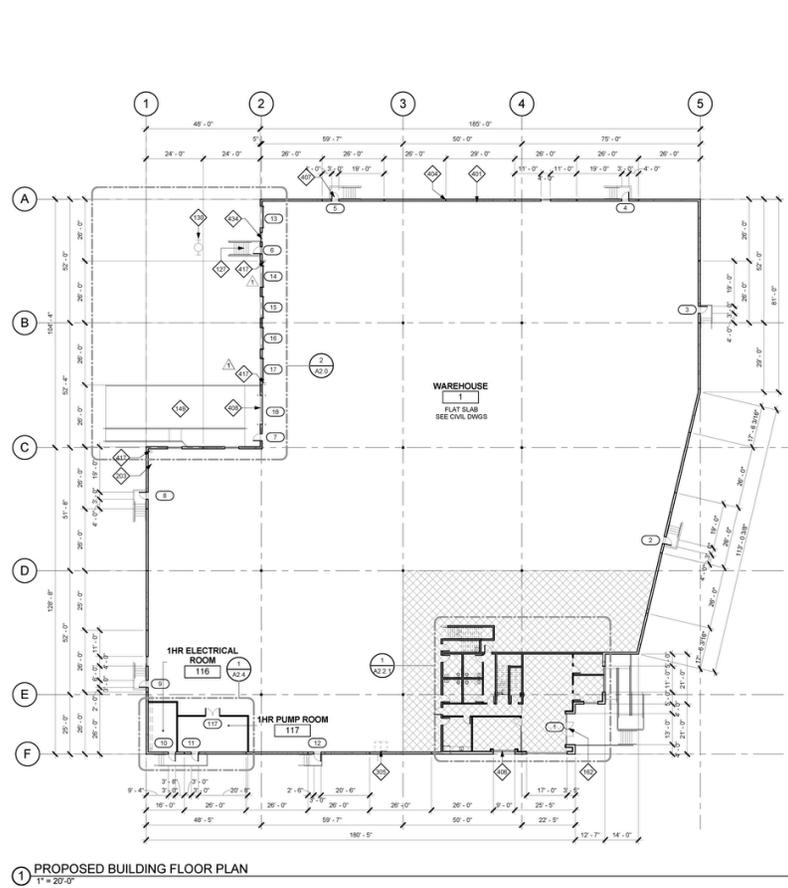
HIGHLIGHTS

- **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



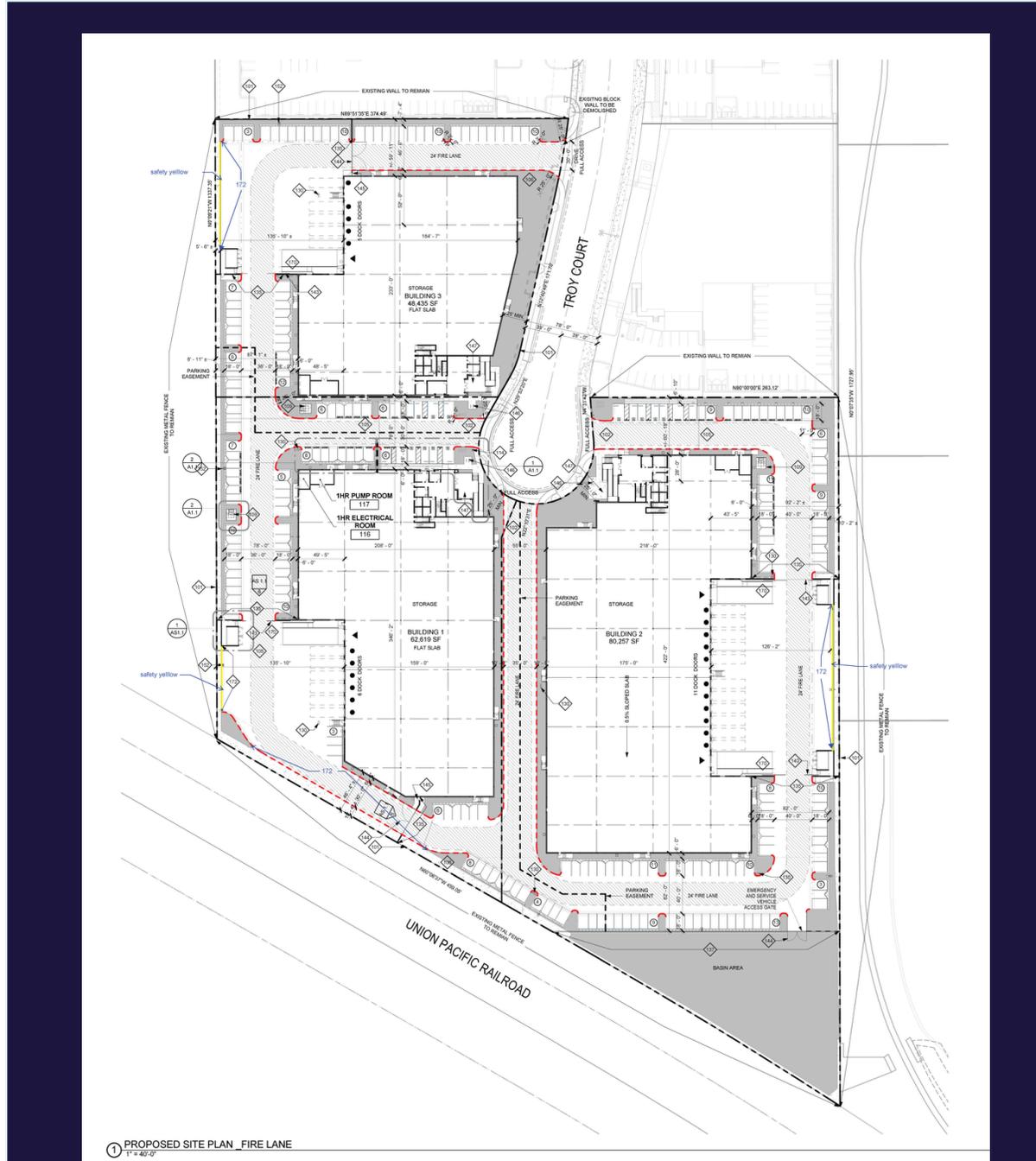
SITE PHOTOS

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





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