

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:

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BUILDING 1

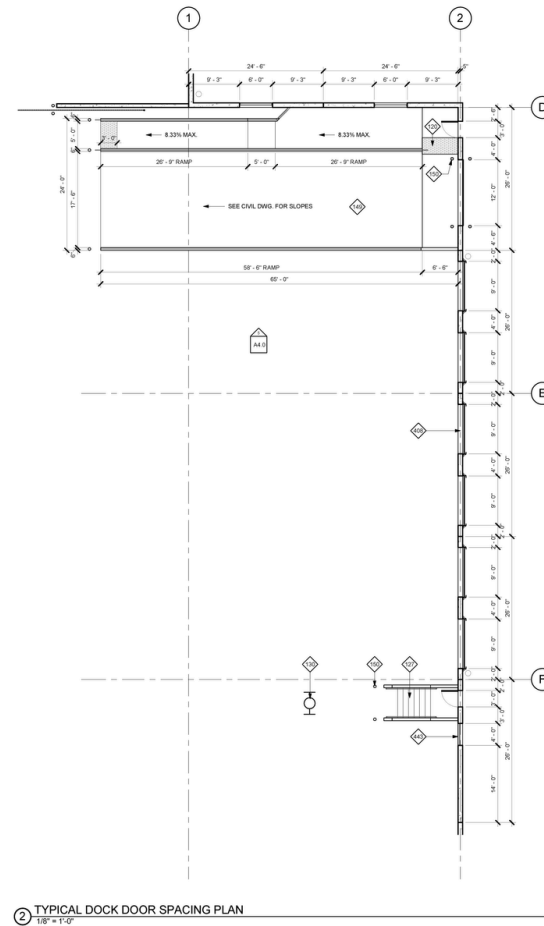
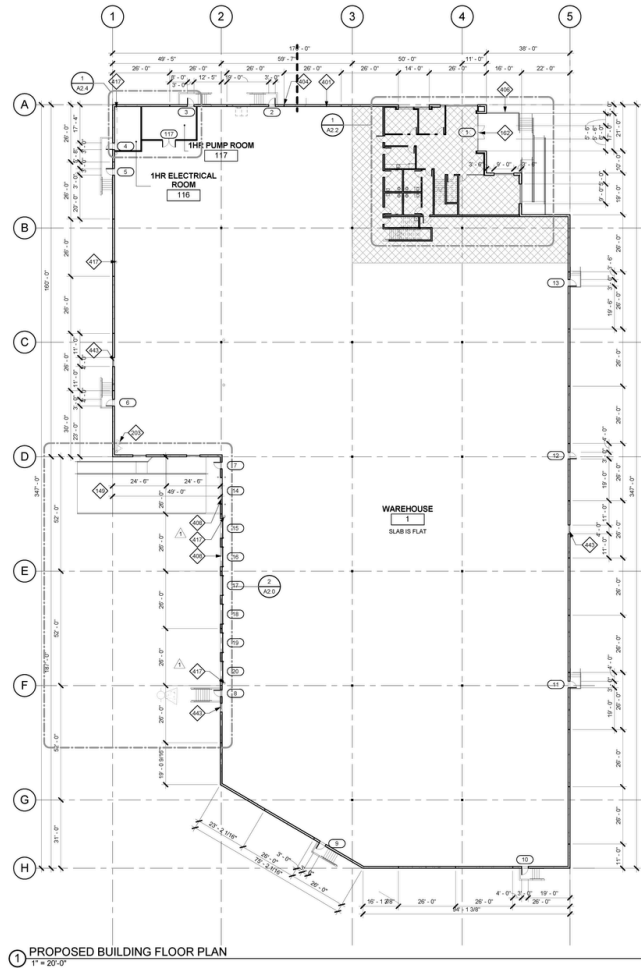
HIGHLIGHTS

- **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

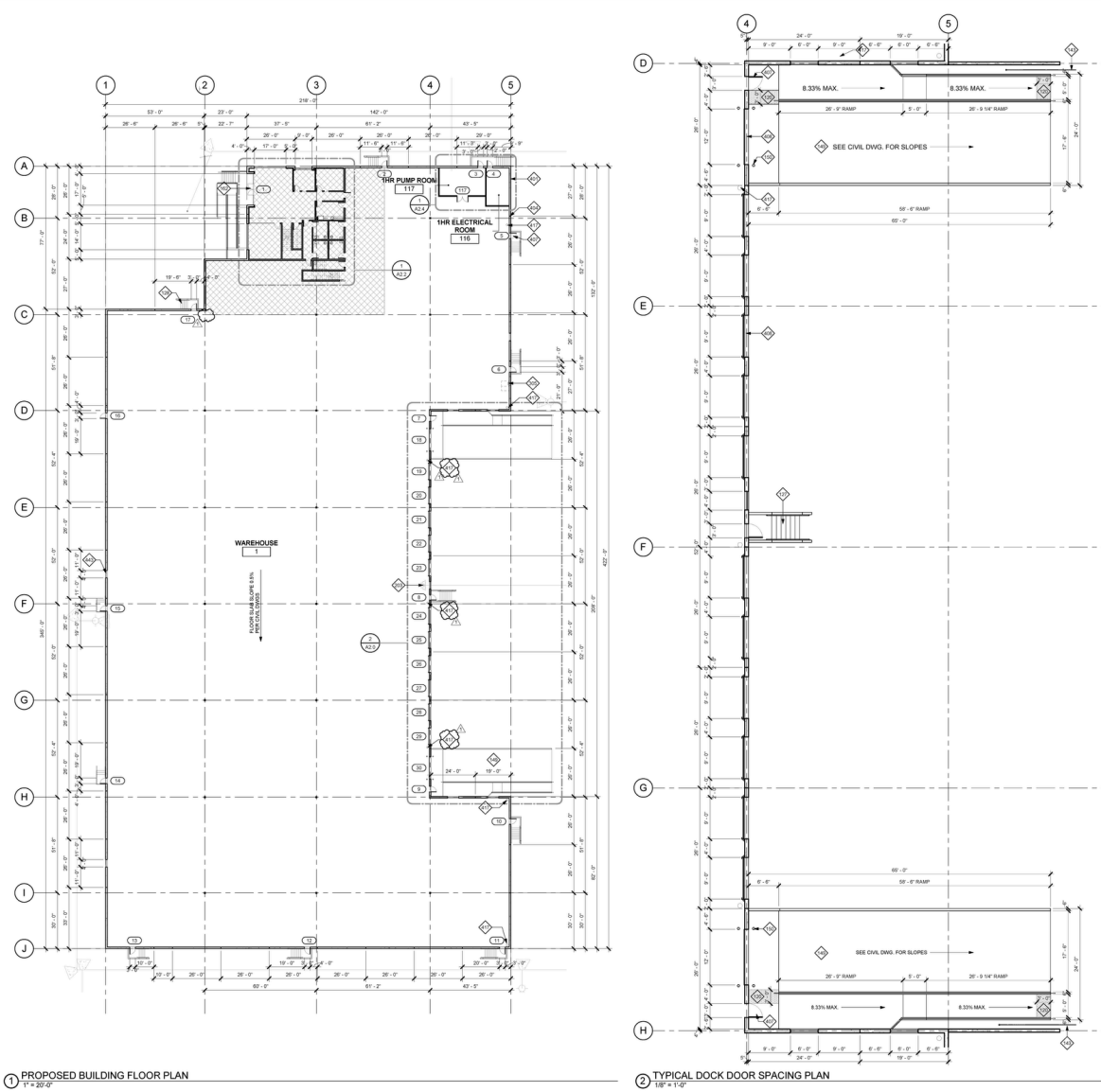
HIGHLIGHTS

- **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



BUILDING 3

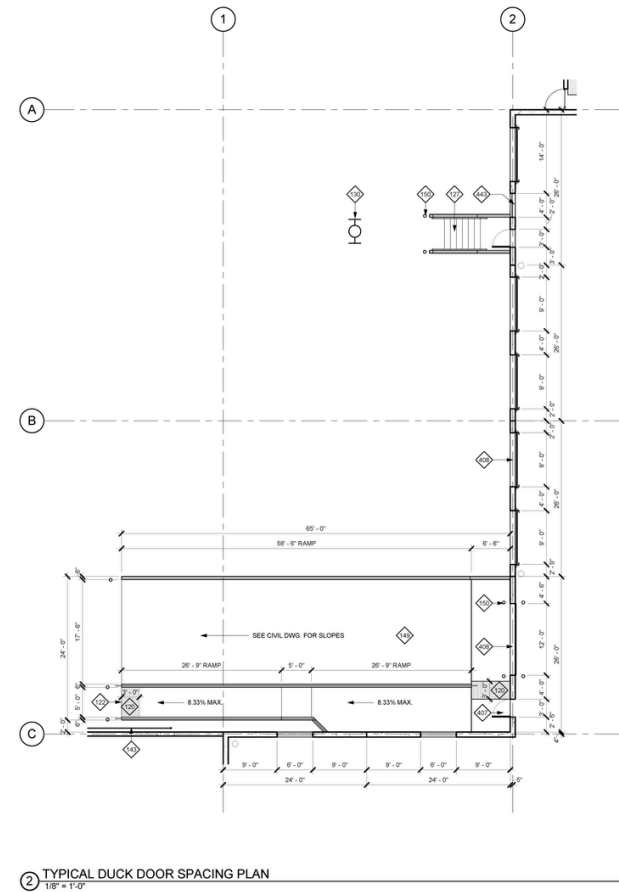
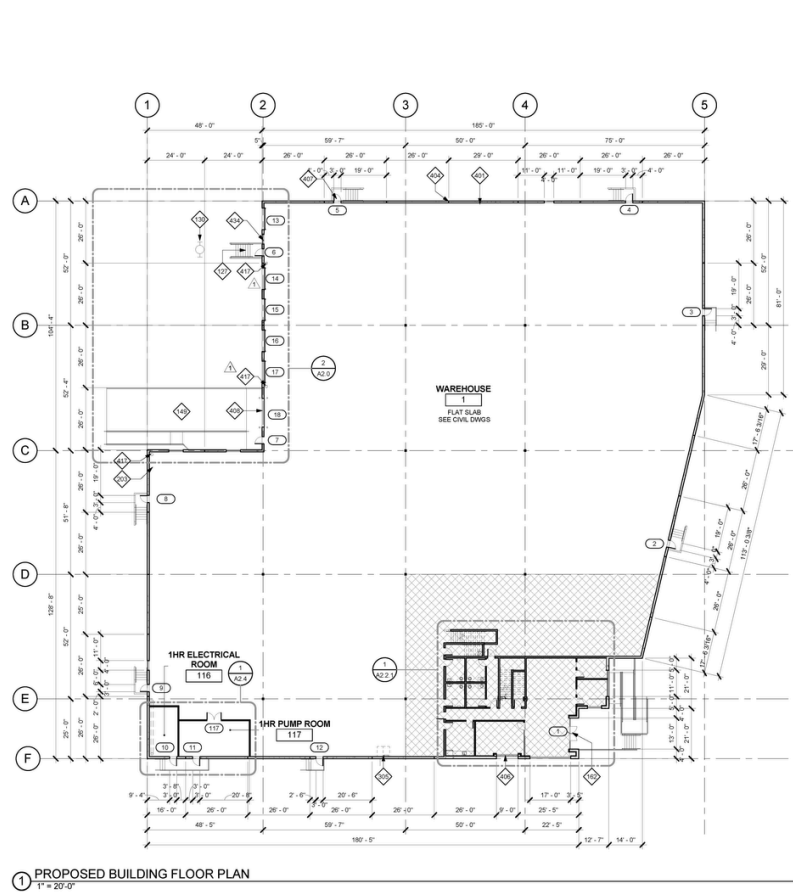
HIGHLIGHTS

- **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



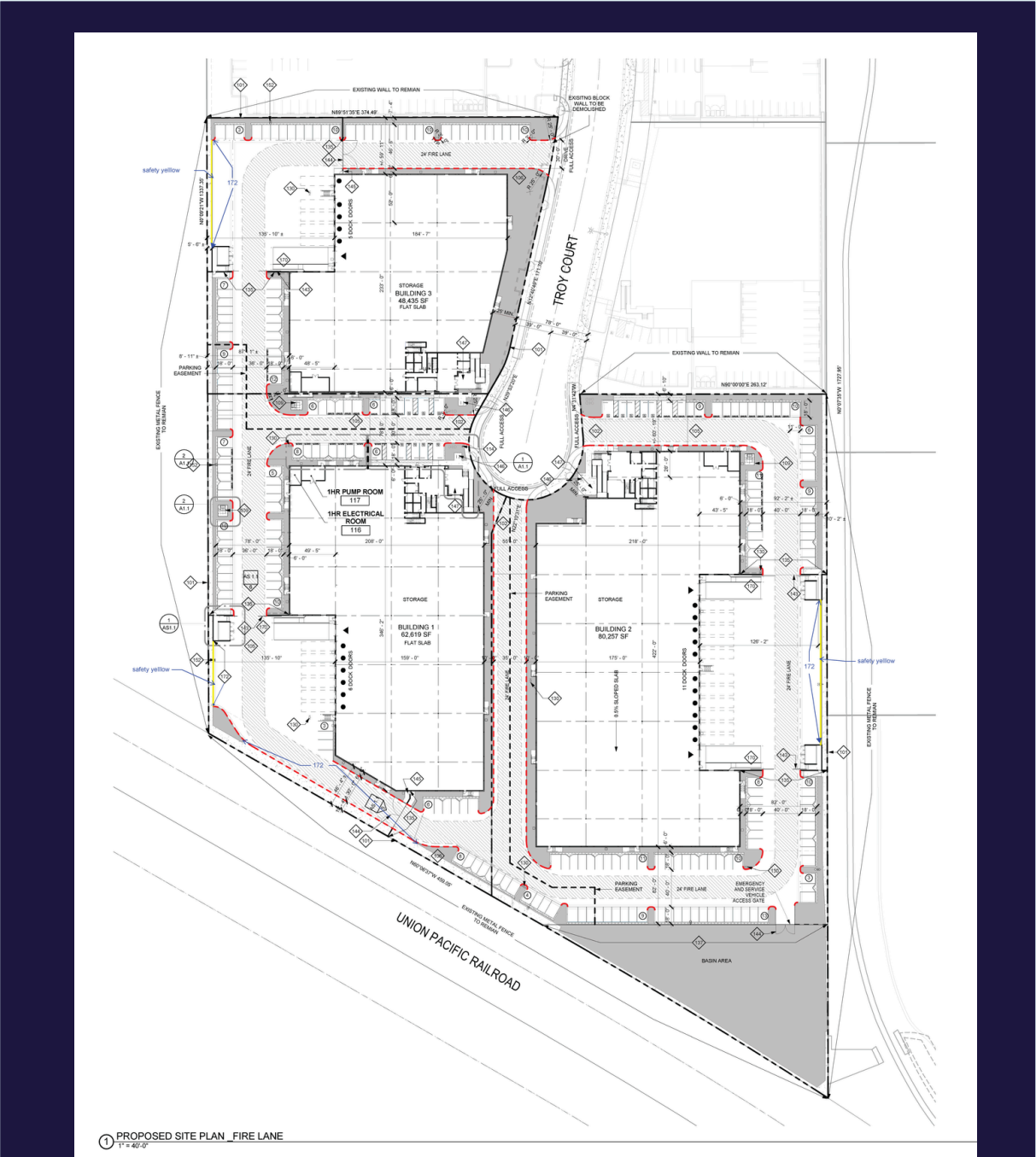
SITE PHOTOS

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

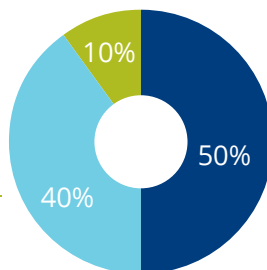


SBA 504 PROGRAM BENEFITS

How is an SBA 504 loan structured?

Using a \$10 million loan example, your financing structure may look like this:

Conventional loan (1st)	\$5,000,000	50%
SBA 504 loan (2nd)	\$4,000,000	40%
Owner down payment	\$1,000,000	10%
<hr/>		
Total project cost	\$10,000,000	100%



How Funds May Be Used

- Acquisition of an existing building (51% occupancy)
- Building expansion or renovation
- Heavy equipment
- Land and new construction (60% occupancy)
- Soft and closing costs
- Refinance of certain real estate loans including: SBA 7a, 504, and conventional

Maximums on SBA 2nd Mortgage

- \$5.0 million for most projects
- \$5.5 million for manufacturing projects
- \$5.5 million when “Go Green” initiatives are met

Borrower Contribution

- As little as 10% down payment for most loans
- 15% for start-up businesses (within two years) or special-use properties
- 20% if project is a start-up and property is special-use

Are you qualified?

- Most private, for-profit businesses are eligible
- Business must occupy at least 51% of the property
- Business net worth is less than \$20 million and net profit after tax (2 year average), no more than \$6.5 million. Or alternative size standards based on number of employees may be substituted.

Do you have clients who would purchase a building if they knew they only needed 10% DOWN?





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