

# FOR LEASE

## 4501 Etiwanda Avenue, Jurupa Valley, CA



**+47,022 Sq. Ft. Industrial Building**

For more information, please contact:

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# PROPERTY HIGHLIGHTS



±47,022 SF Building on  
±2.3 acres



24' Minimum Clear  
Height



7 Dock High Doors  
1 Ground Level Ramp



±5,500 Office Area  
(including mezzanine)



120' Concrete Secured Truck  
Court



Approximately 77 Auto  
Parking Spaces



.60 GPM/3,000 SF  
Sprinkler System



1,200 Amp, 277/480V, Phase 3  
(expansion possible)



LED Warehouse Lighting  
Upgrade in Progress

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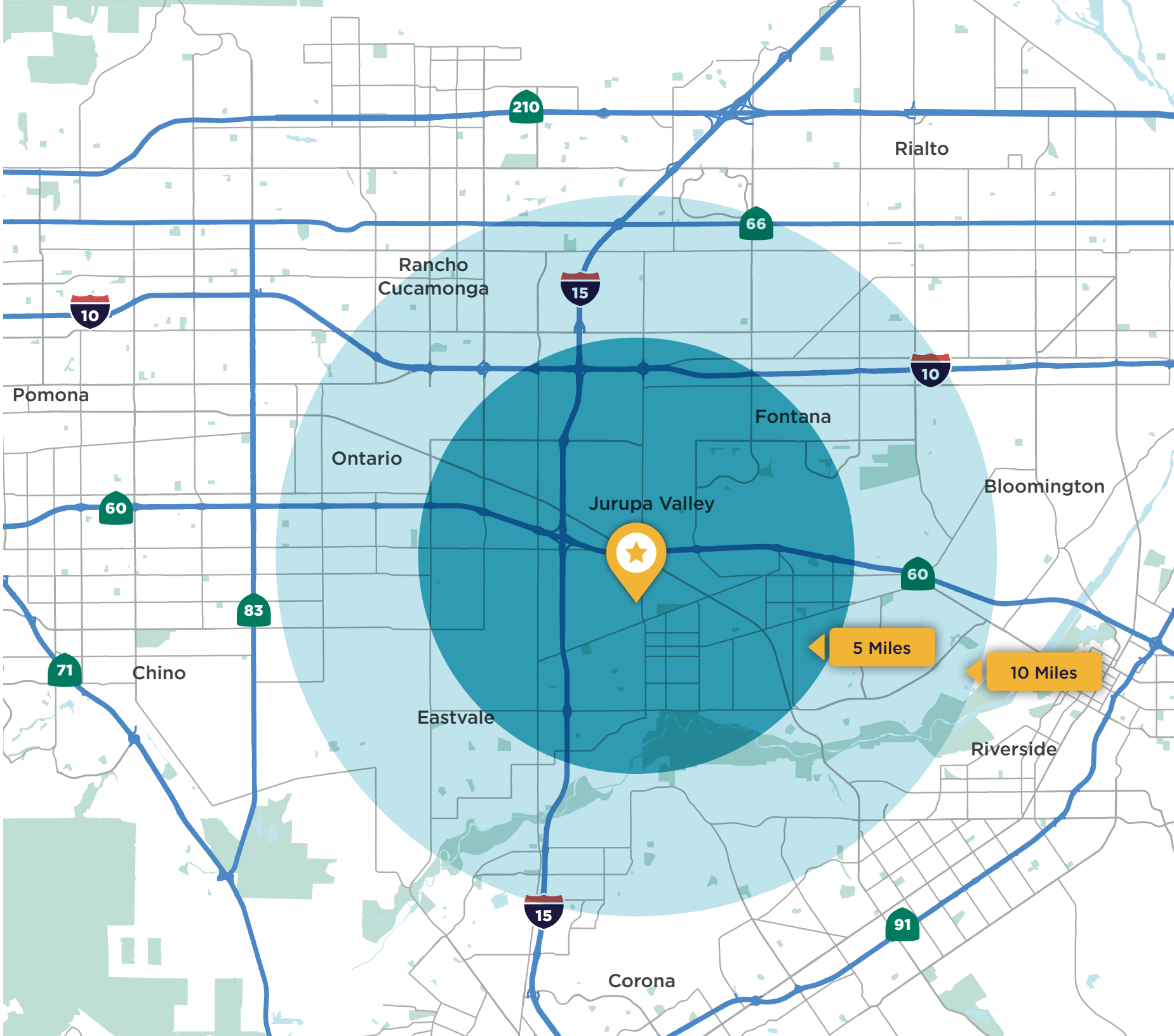
# BUILDING FLOOR PLAN



# OFFICE PLANS



# LOCATION MAP





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