

FOR LEASE

4501 Etiwanda Avenue, Jurupa Valley, CA



+47,022 Sq. Ft. Industrial Building

For more information, please contact:

Tim Pimentel, SIOR
909 942 4647
tim.pimentel@cushwake.com
CA License #01421452

Chris Pimentel
909 942 4600
chris.pimentel@cushwake.com
CA License #02207362

Brice Larson
909 942 4642
brice.larson@cushwake.com
CA License #02056352

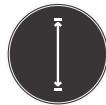
Chuck Belden, SIOR
909 942 4640
chuck.belden@cushwake.com
CA License #00844840



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)

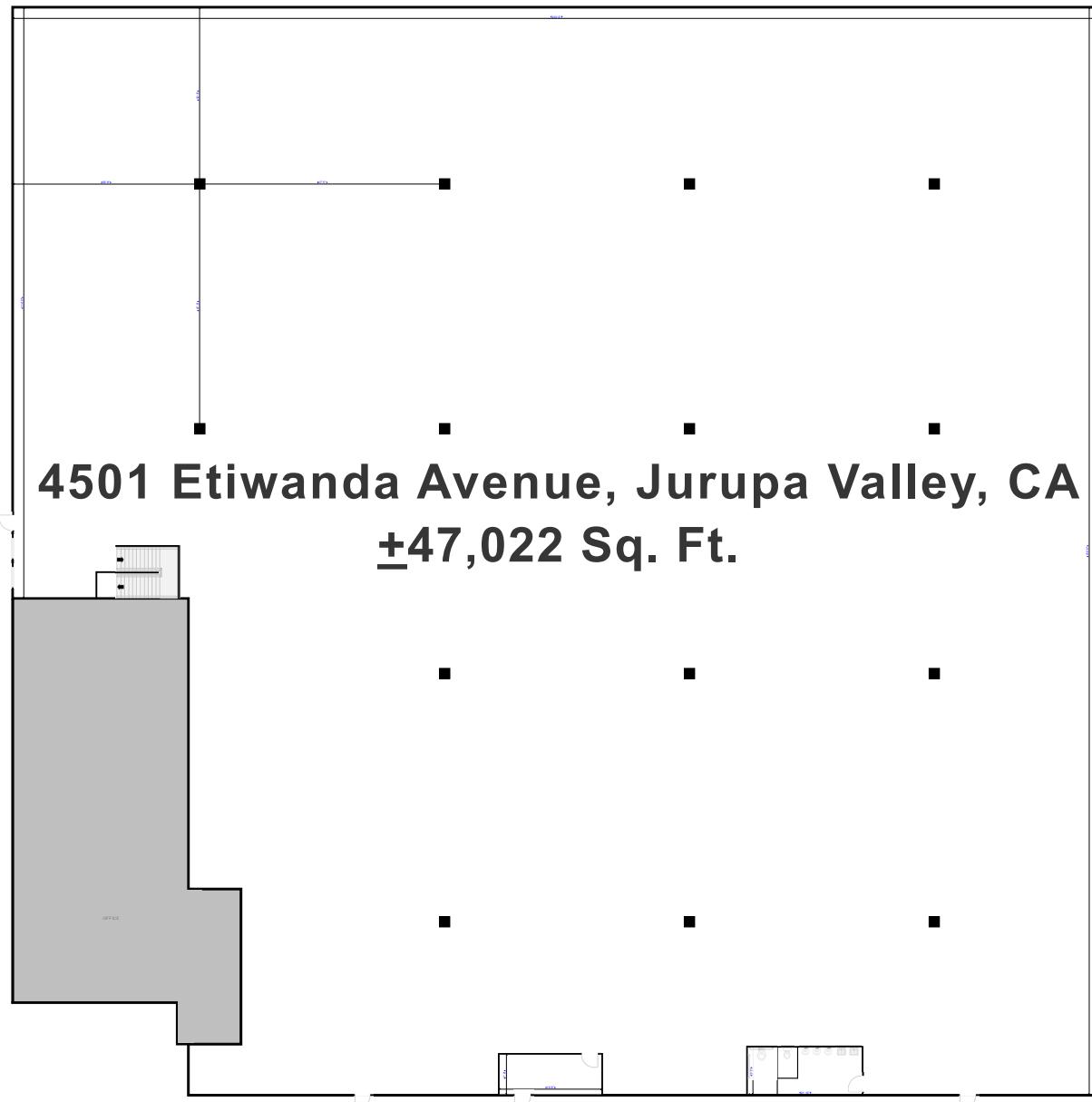


LED Warehouse Lighting
Upgrade in Progress

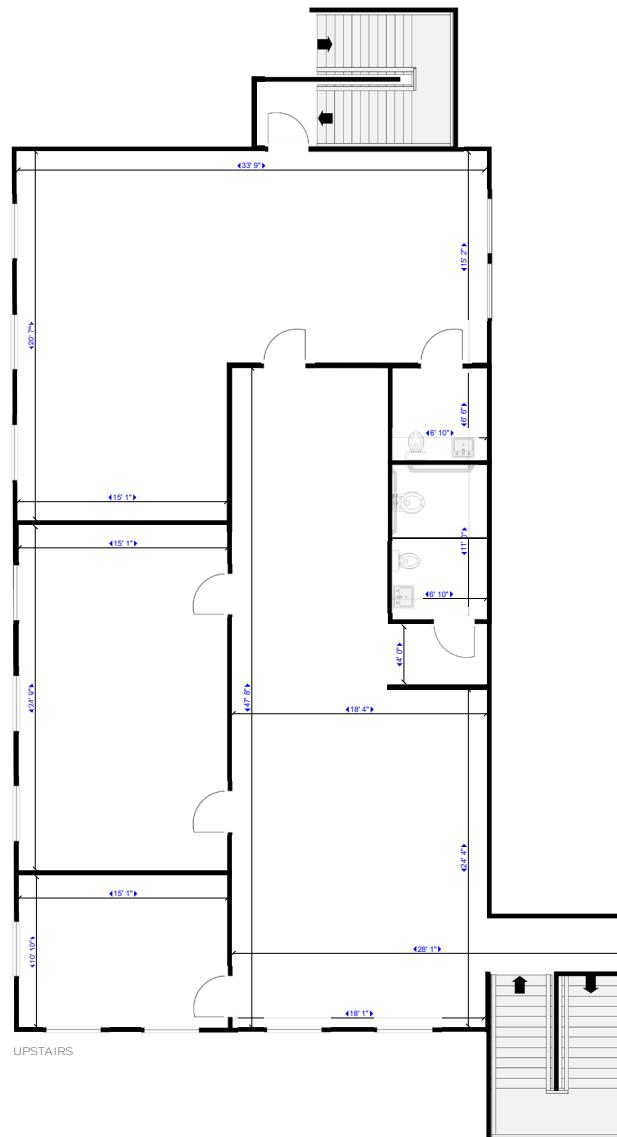
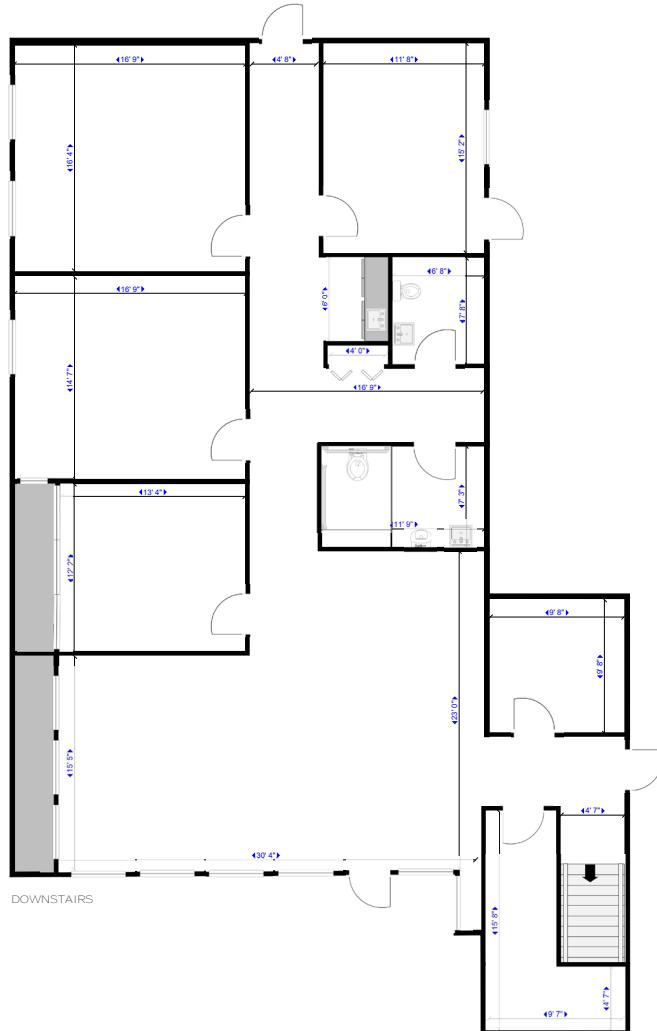
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner. As applicable, we make no representation as to the condition of the property (or properties) in question.



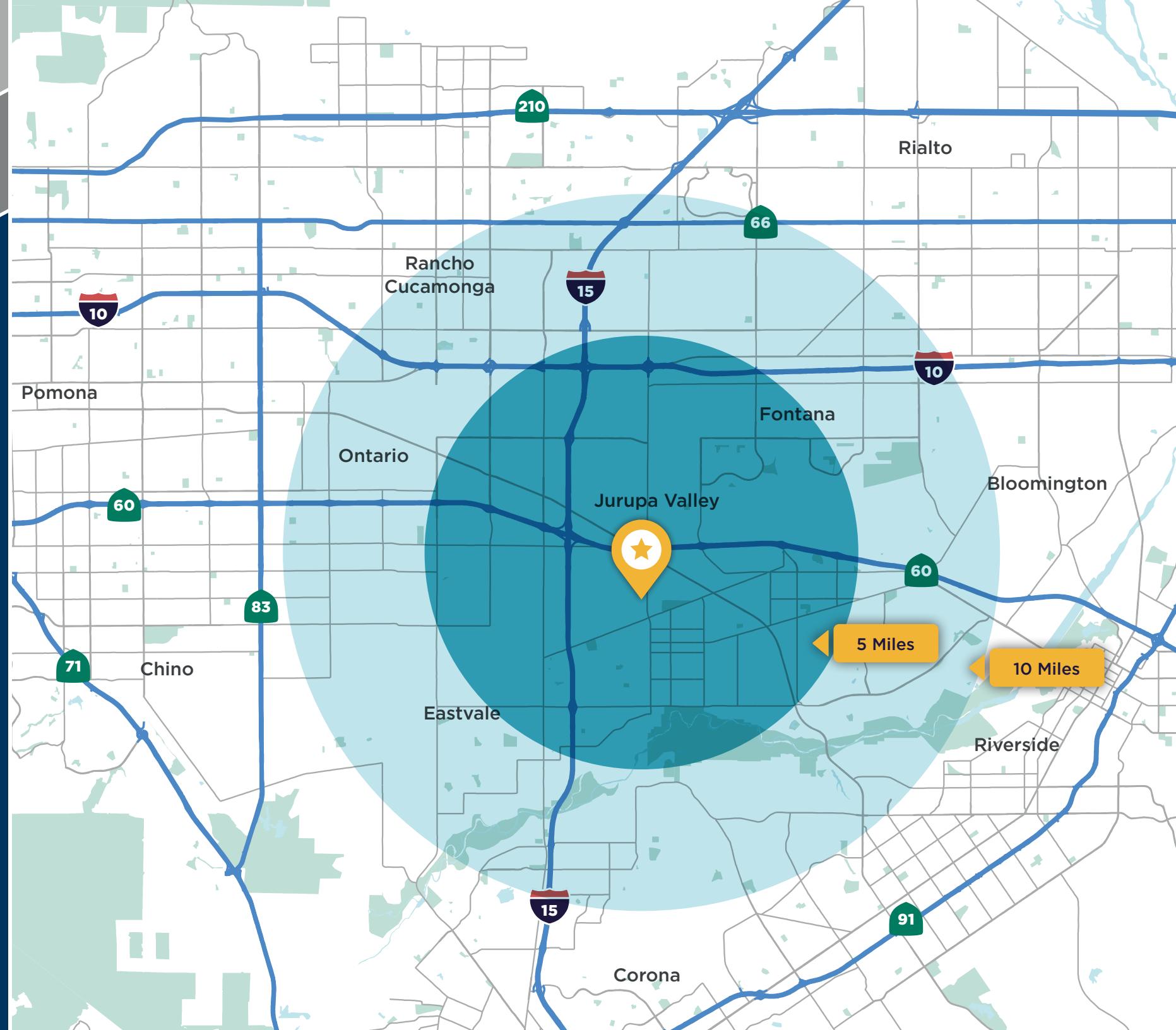
BUILDING FLOOR PLAN



OFFICE PLANS



LOCATION MAP



©2025 Cushman & Wakefield. All rights reserved. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER.



Tim Pimentel, SIOR

909 942 4647

tim.pimentel@cushwake.com
CA License #01421452

Chris Pimentel

909 942 4600

chris.pimentel@cushwake.com
CA License #02207362

Brice Larson

909 942 4642

brice.larson@cushwake.com
CA License #02056352

Chuck Belden, SIOR

909 942 4640

chuck.belden@cushwake.com
CA License #00844840

