

# ±9,216 SF Freestanding Industrial Building Available For Lease/Sale



**3834 WACKER DRIVE**  
JURUPA VALLEY, CA 91752

FOR MORE INFORMATION,  
PLEASE CONTACT:

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## Property Highlights

- Freestanding Building in Business Park Environment
- Excellent location with easy access to 60, 15 and 10 freeways
- 2 Ground level loading doors 12'x14'
- 16' Minimum clear height
- 800 Amps, 277/480 Volt power (verify capacity)
- Newly installed roof
- Warehouse ceiling insulation
- +/-1,000 SF of Offices with bonus Mezzanine
- Power, Gas and Water distributed
- Fully Divisible Building
- Zoning of M-M (Medium Manufacturing)

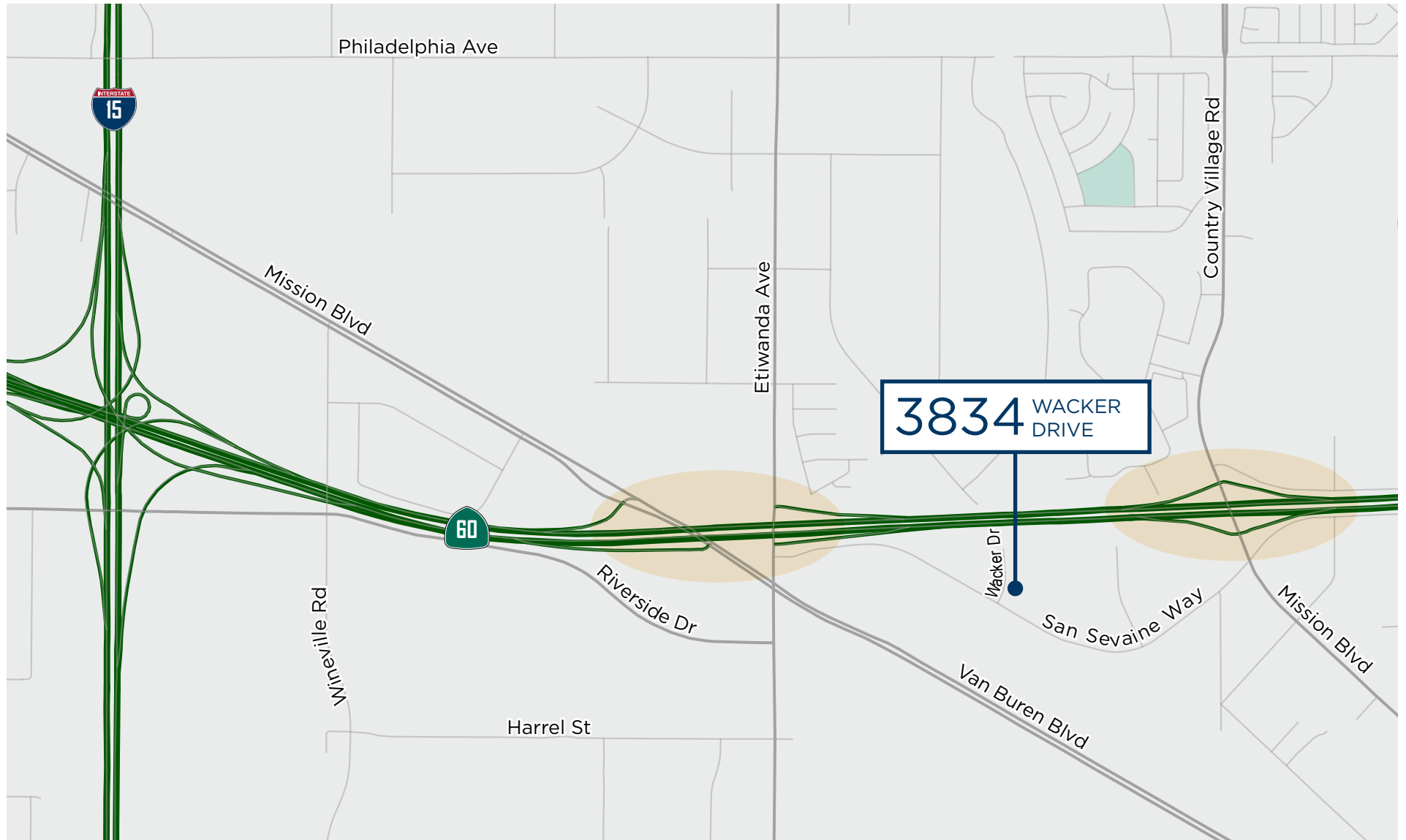
# Site Plan



# Exterior Photos



# Location Map



# Location Aerial



## CONTACT

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