

10262

AVAILABLE FOR LEASE OR SALE

**BIRTCHER
BUSINESS PARK
AT BELLEGRAVE**

10262 BIRTCHER DRIVE

BUILDING #11-B

JURUPA VALLEY, CA 91752



**CUSHMAN &
WAKEFIELD**

PROPERTY



PROPERTY FEATURES



- Building Size: Freestanding $\pm 6,934$ SF
- Office Size: $\pm 1,524$ SF
- Ground Level Doors: 2- 12'x14'
- Clear Height: 14' Minimum
- Power: 400 Amps, 277/480 Volts
- Warehouse Lighting: 4' Strip Lighting
- Sky Lights: 5
- Fire Sprinkler Systems: .33 GPM/3000
- Parking: Ample on-site parking
- Yard: Large Secured Yard
- Location: Less than 2 miles from I/15/Hwy 60 Interchange

PROPERTY

SITE PLAN



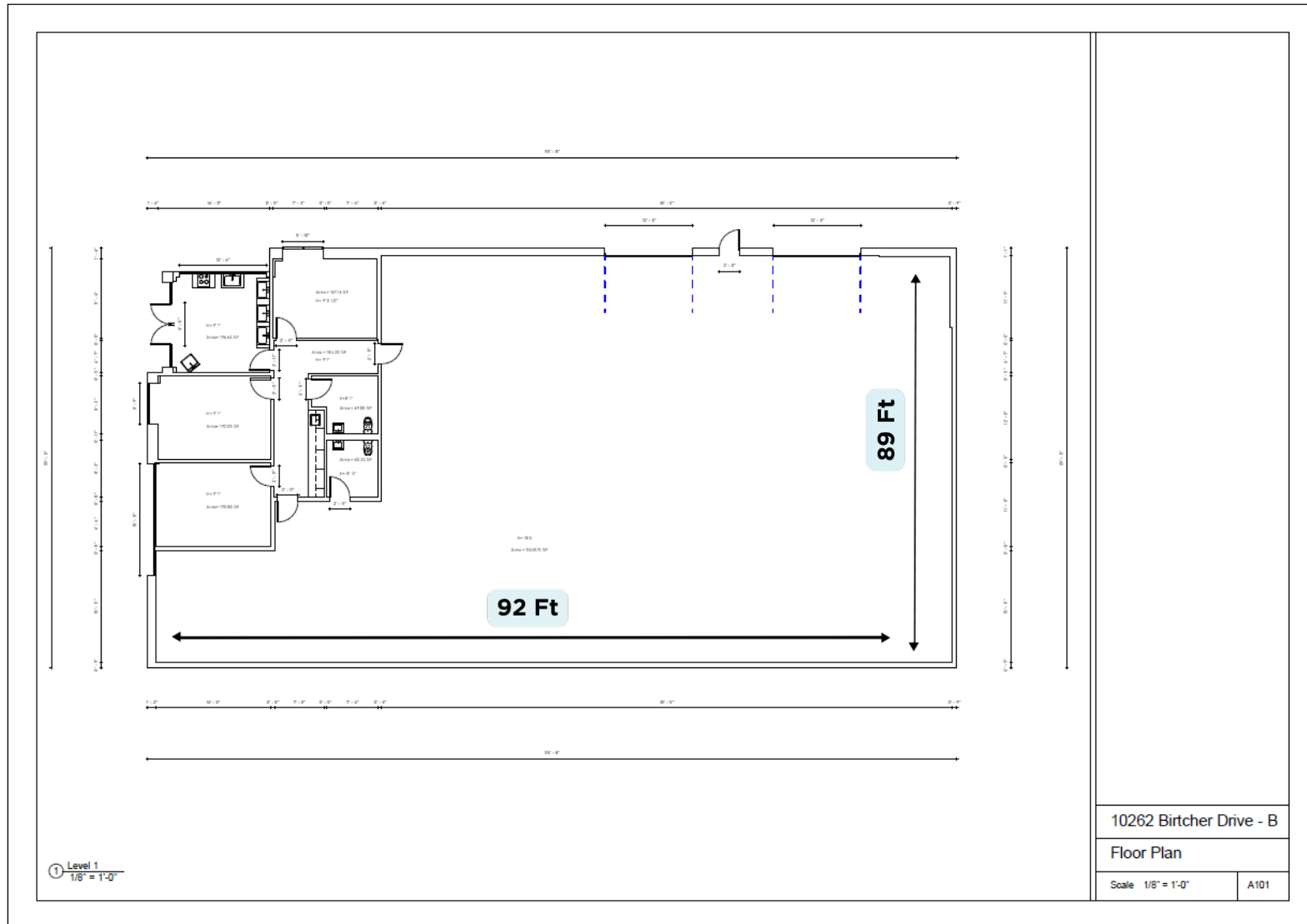
PROPERTY

SITE PHOTOS

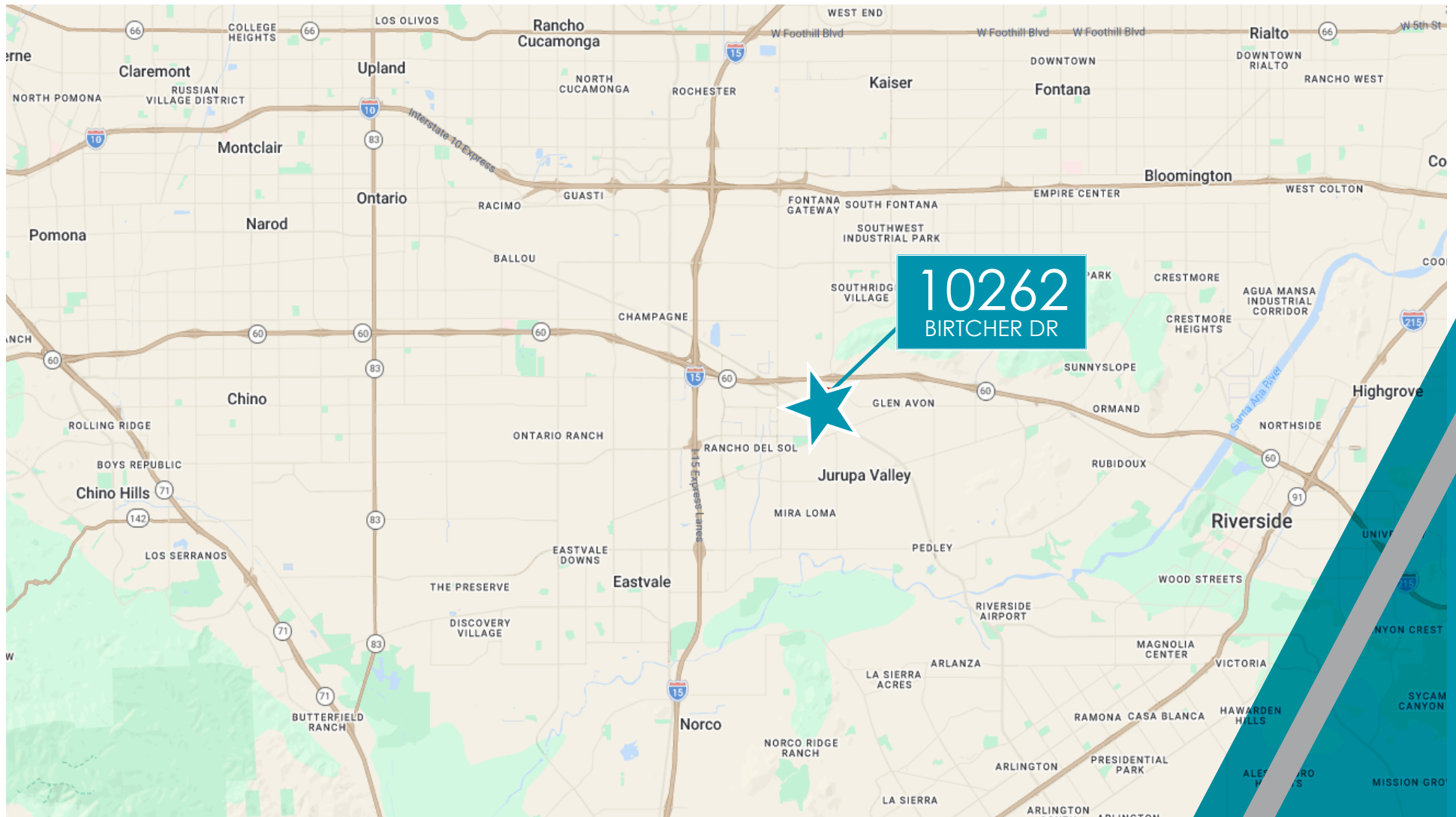


PROPERTY

FLOOR PLAN



AERIAL MAP





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