

FOR SALE OR 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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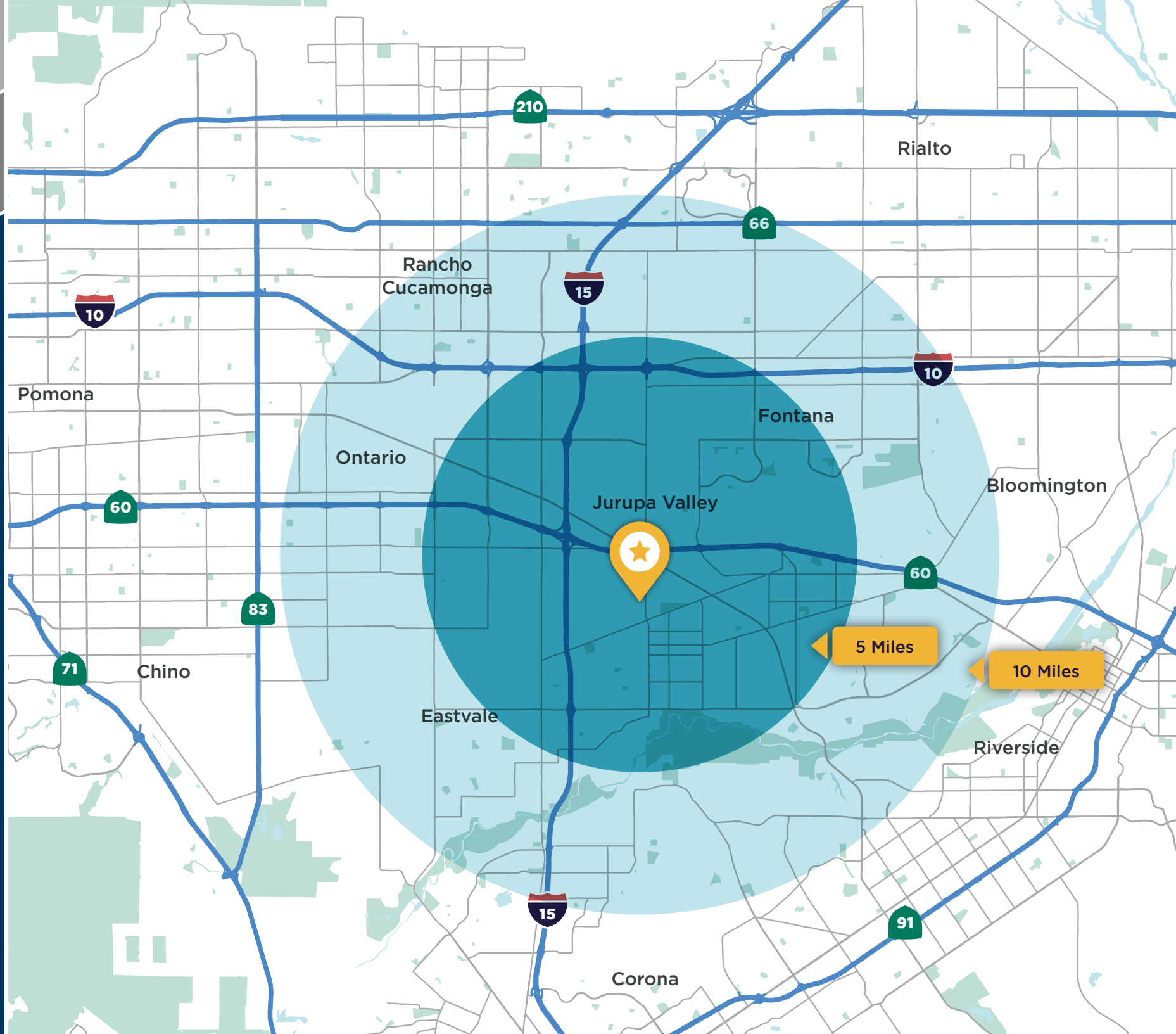
BUILDING FLOOR PLAN



OFFICE PLANS



LOCATION MAP



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