FOR SALE

± 170,000 SF MANUFACTURING BLDGS ON

±21.5 ACRES

1755 BROWN AVE. | JURUPA VALLEY, CA



LEE & ASSOCIATES®
COMMERCIAL REAL ESTATE SERVICES

CRAIG YOCUM
951.276.3625 // BRE#: 00942165
cyocum@lee-associates.com

ALEXEY ZABOLOTSKIKH
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside.
3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055 **Rev.03.06.17**

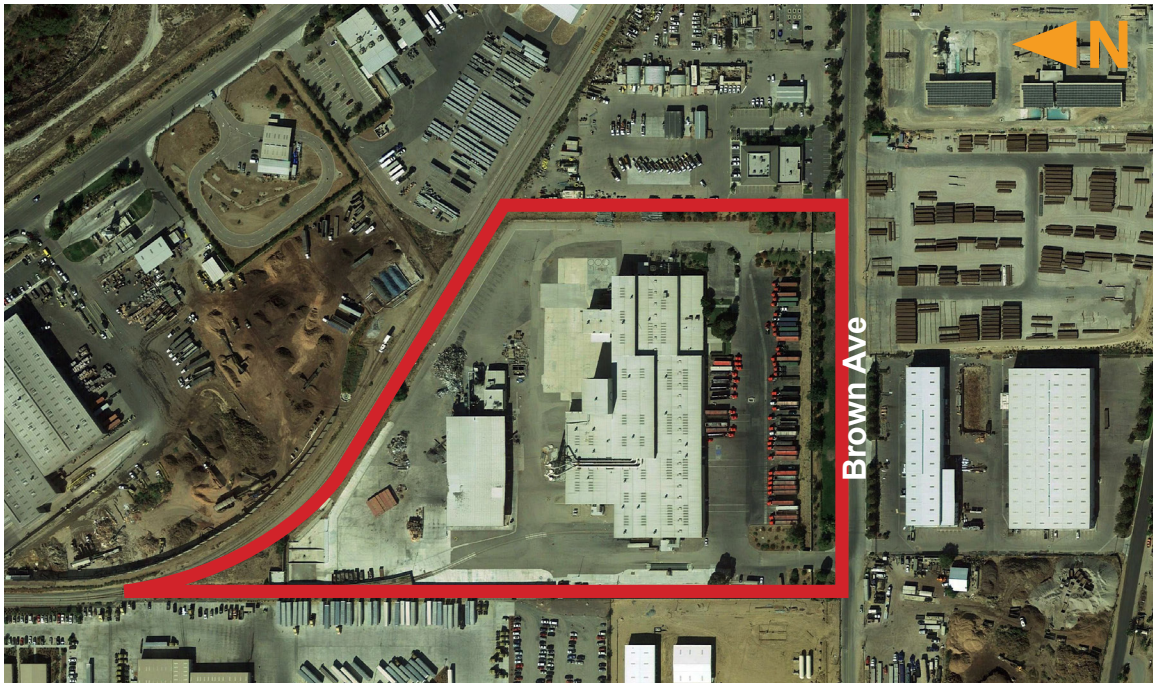
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- Heavy Manufacturing Steel Buildings on ±170,000 on ±21.5 Acres
- Recycling Zone Overlay (Verify)
- 4" gas line to site with potential 117,040,000 btu/hr
- Main Building: 190' x 577' (90' & 100' spans)
- Union Pacific Rail into Yard and Building
- 66 KVA Substation - Extensive Switch Gear
- M2 Zoning (Heavy Manufacturing)-Agua Mansa Specific Plan
- ±10,000 SF Executive Offices, and ±5,000 SF Engineering Offices
- 24' - 40' Clear Ceiling Height
- Easy Access to 60, 91, and I-215 Freeways
- APN #175-180-014, 175-190-023, & 175-190-027
- Access to Industrial Brine Line Operations (Heavy Sewer Discharge) SAWPA.ORG

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