

CATERPILLAR INDUSTRIAL PARK



FOR LEASE OR SALE

175,633 SF INDUSTRIAL PARK

JURUPA VALLEY, CA

6 buildings ranging from 23,361 to 44,728 SF

nuveen
REAL ESTATE

JLL

PROJECT OVERVIEW

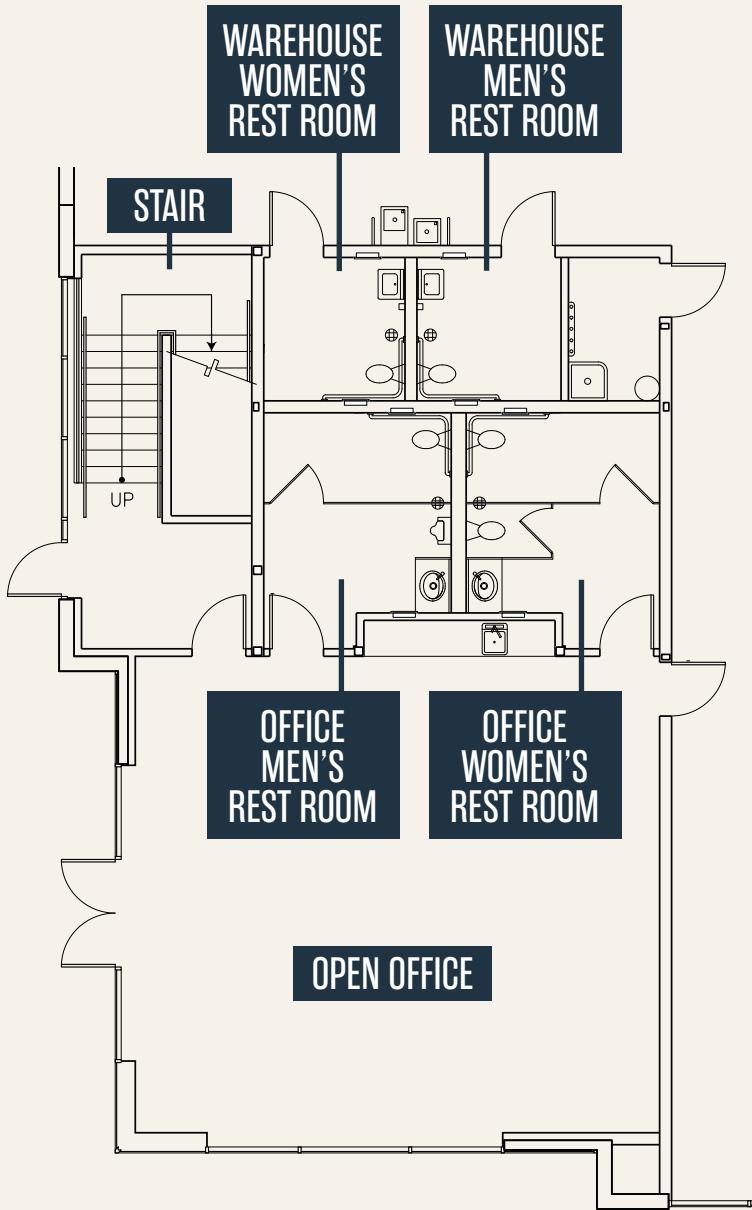
These Class A industrial buildings include the following features:

- High end two-story office space
- Dock high and ground level loading
- Dock Packages & LED Lighting
- 800 amps, 277/480 volt power service
- Energy efficient warehouse, office and site lighting
- 26'-30' minimum warehouse clearance height
- ESFR sprinkler system
- Manufacturing-Medium zoning (M-M)
- Multi-stall restrooms in each building

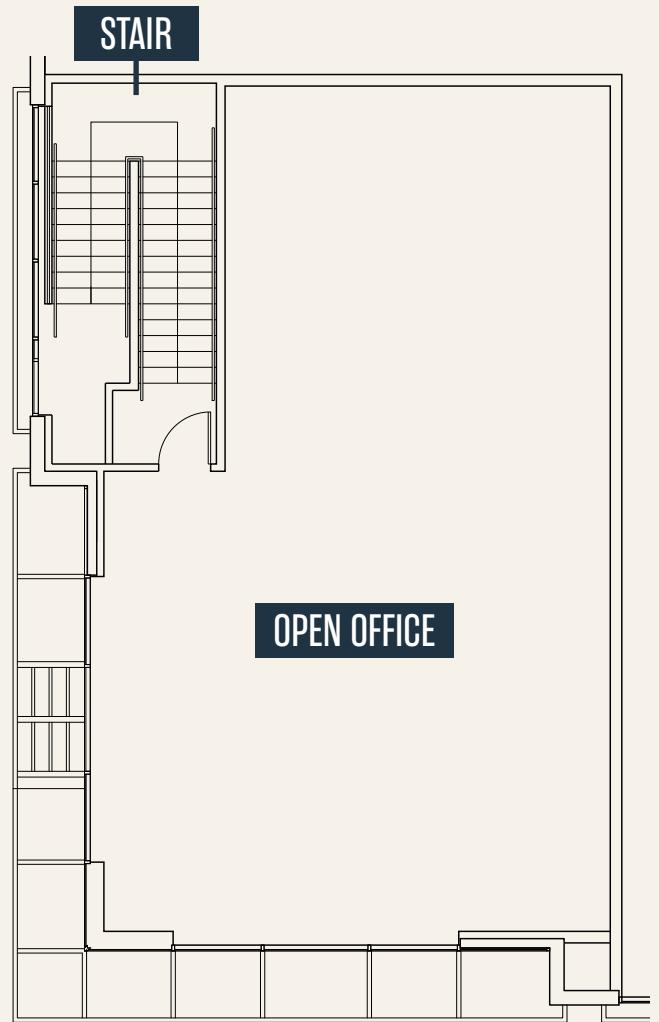


ADDRESS	SIZE SF	OFFICE	LOT (ACRES)	CLEARANCE	DH	GL	POWER	PARKING	SPRINKLERS
6175 20th Street, Building 1	23,870 SF	3,008 SF	1.5	26'	2	1	800 Amps	42	ESFR
6173 20th Street, Building 2	23,361 SF	3,008 SF	1.8	26'	2	1	800 Amps	44	ESFR
6143 20th Street, Building 3	29,848 SF	3,008 SF	1.6	28'	3	1	800 Amps	50	ESFR
6141 20th Street, Building 4	25,948 SF	3,008 SF	1.8	28'	3	1	800 Amps	46	ESFR
6111 20th Street, Building 5	44,728 SF	3,008 SF	2.8	30'	5	1	800 Amps	66	ESFR
6109 20th Street, Building 6	27,878 SF	3,008 SF	1.9	28'	3	1	800 Amps	49	ESFR

SITE PLANS



MEZZANINE
FLOOR OFFICE



GROUND
FLOOR OFFICE

*Office depiction and dimensions are approximate and not to scale.

OPTIMAL INLAND EMPIRE LOCATION

0.25 MILES
FedEx Ground Hub

10 MILES

Ontario International Airport

50 MILES

Ports of LA and Long Beach

60 MILES
LAX



CODY CLAYTON
909 467 6864
cody.clayton@jll.com
Lic | 02006423

JEFF BELLITTI
909 467 6881
jeff.bellitti@jll.com
Lic | 01232571

CHASE BERRY
909 467 6872
chase.berry@jll.com
Lic | 02196093

PATRICK WOOD
909 467 6857
patrick.wood@jll.com
Lic | 01776274

nuveen REAL ESTATE

 JLL

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2026 Jones Lang LaSalle IP, Inc. All rights reserved.