

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



PROJECT OVERVIEW

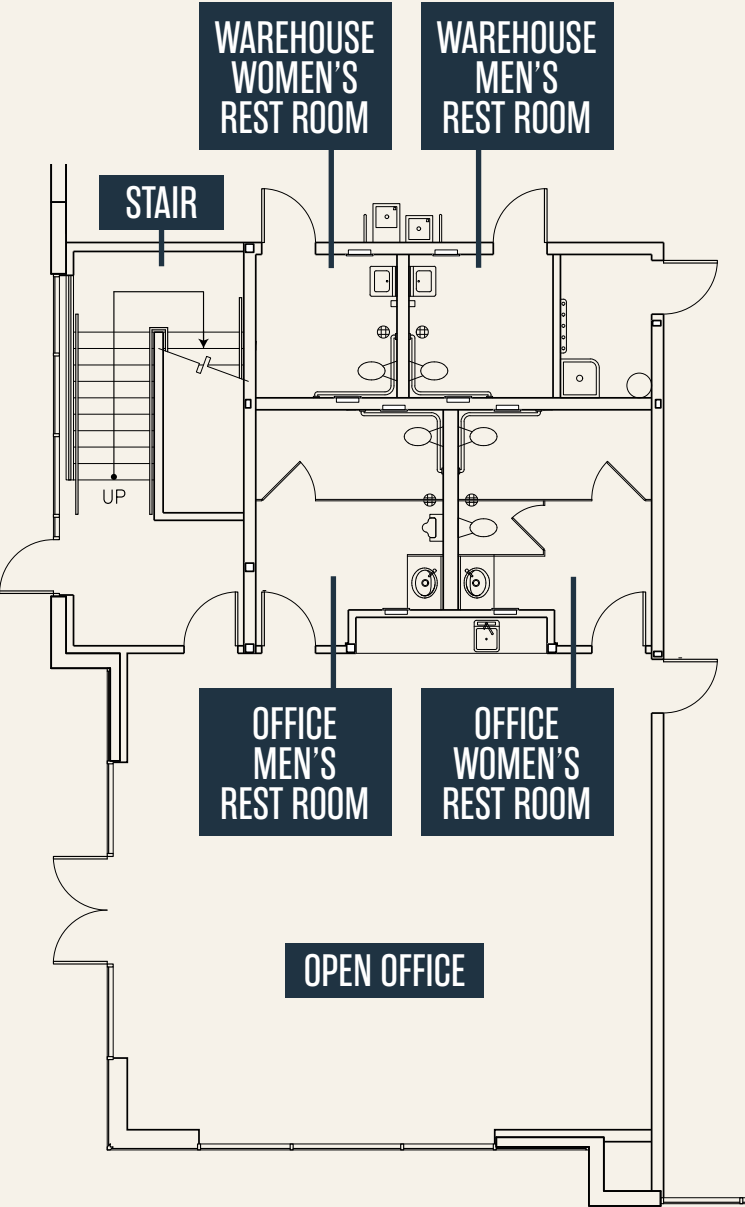
These Class A industrial buildings include the following features:

- 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

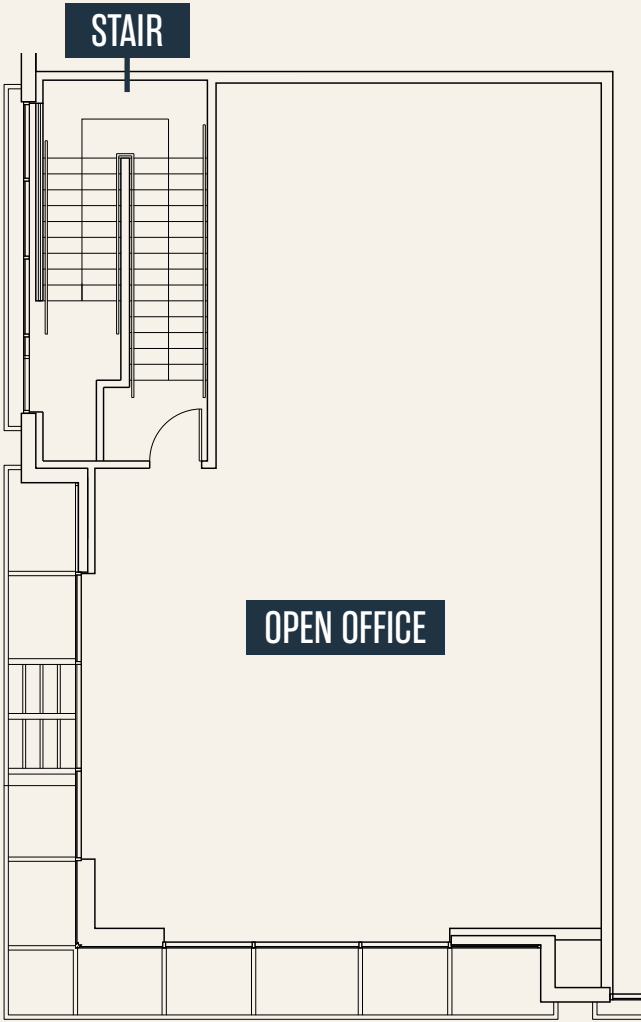


ADDRESS	SIZE SF	OFFICE	LOT (ACRES)	CLEARANCE	DH	GL	POWER	PARKING	SPRINKLERS
6175 20th Street, Building 1	23,870 SF	3,008 SF	1.5	26'	2	1	800 Amps	42	ESFR
6173 20th Street, Building 2	23,361 SF	3,008 SF	1.8	26'	2	1	800 Amps	44	ESFR
6143 20th Street, Building 3	29,848 SF	3,008 SF	1.6	28'	3	1	800 Amps	50	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

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