

# JURUPA VALLEY

DISTRIBUTION CENTER

3450 DULLES DRIVE / JURUPA VALLEY / CALIFORNIA

814,186 SF

FOR LEASE | RAIL SERVED



# SITE DETAILS

## BUILDING SPECIFICATIONS

### Building area:

- 814,186 SF on 44.37 acres
- Southern portion (ambient):  
± 568,436 SF
- Northern portion (conditioned):  
± 245,750 SF (includes ±  
29,000 SF refrigerated space)
- Direct rail service (via Union Pacific)

### Dock high doors:

- West: 76 dock high doors  
(all doors with hydraulic  
levelers, lights, fans, locks  
& seals) /2 ground level.
- East: 10 rail car doors

### Office:

- ± 25,019 SF total office
- ± 18,886 SF main office
- ± 6,133 SF warehouse office

### Clear height:

30' minimum clearance height

### Truck Court Dimensions:

- West: ± 160' truck court
- East: ± 150' truck court

### Car parking:

± 170 automobile parking spaces

### Trailer parking:

± 373 trailer parking stalls;  
100% concrete

### Access:

- CA-60
- I-15
- I-10
- Union Pacific Rail

### Power:

4,000 AMPS

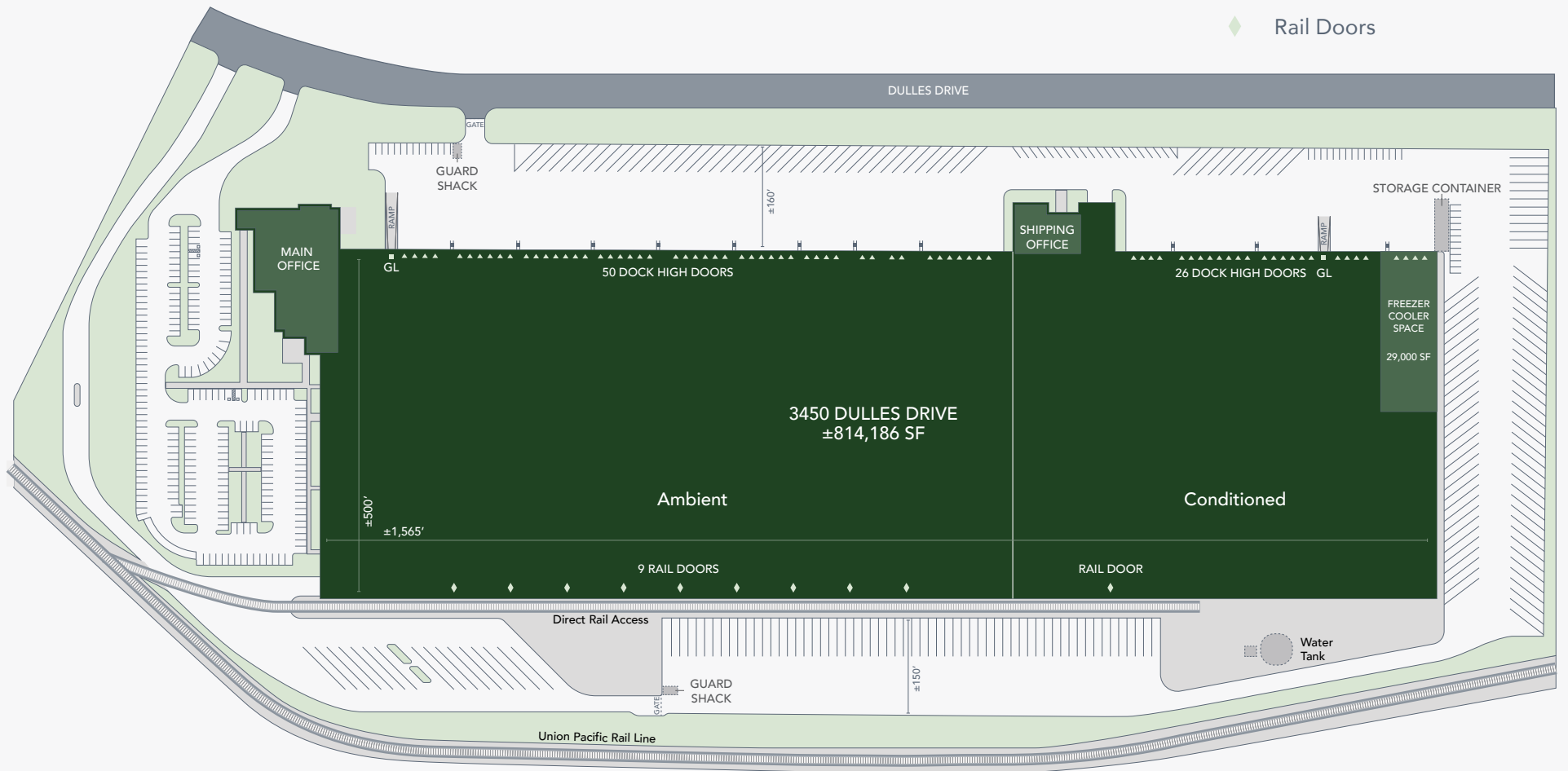
### Roof:

Metal roof structure



# SITE PLAN

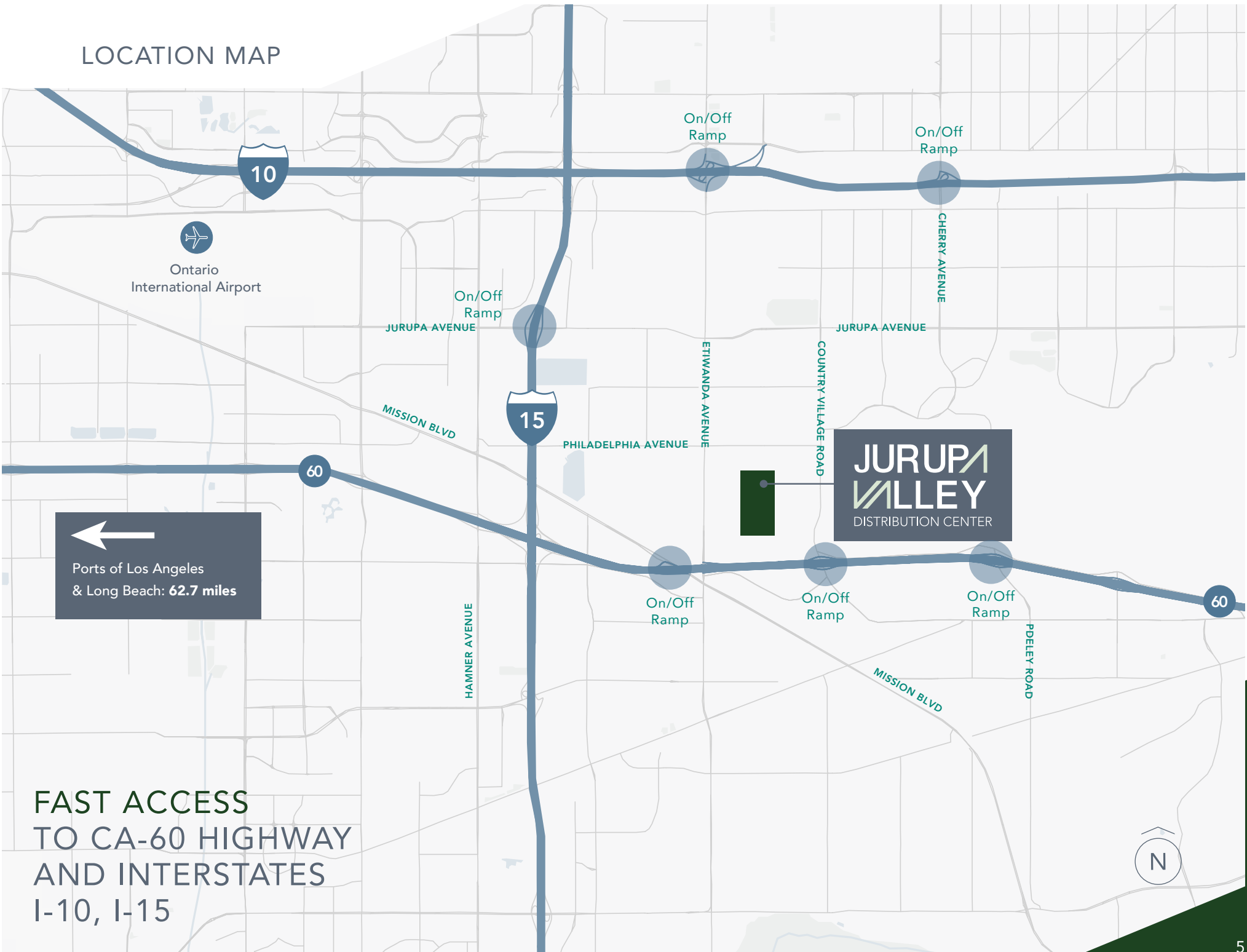
- Dock High Doors
- ▲ Grade Level Loading Doors
- ◆ Rail Doors



# DIRECT RAIL ACCESS



# LOCATION MAP



←  
Ports of Los Angeles  
& Long Beach: 62.7 miles

**FAST ACCESS**  
TO CA-60 HIGHWAY  
AND INTERSTATES  
I-10, I-15

# CORPORATE NEIGHBORS



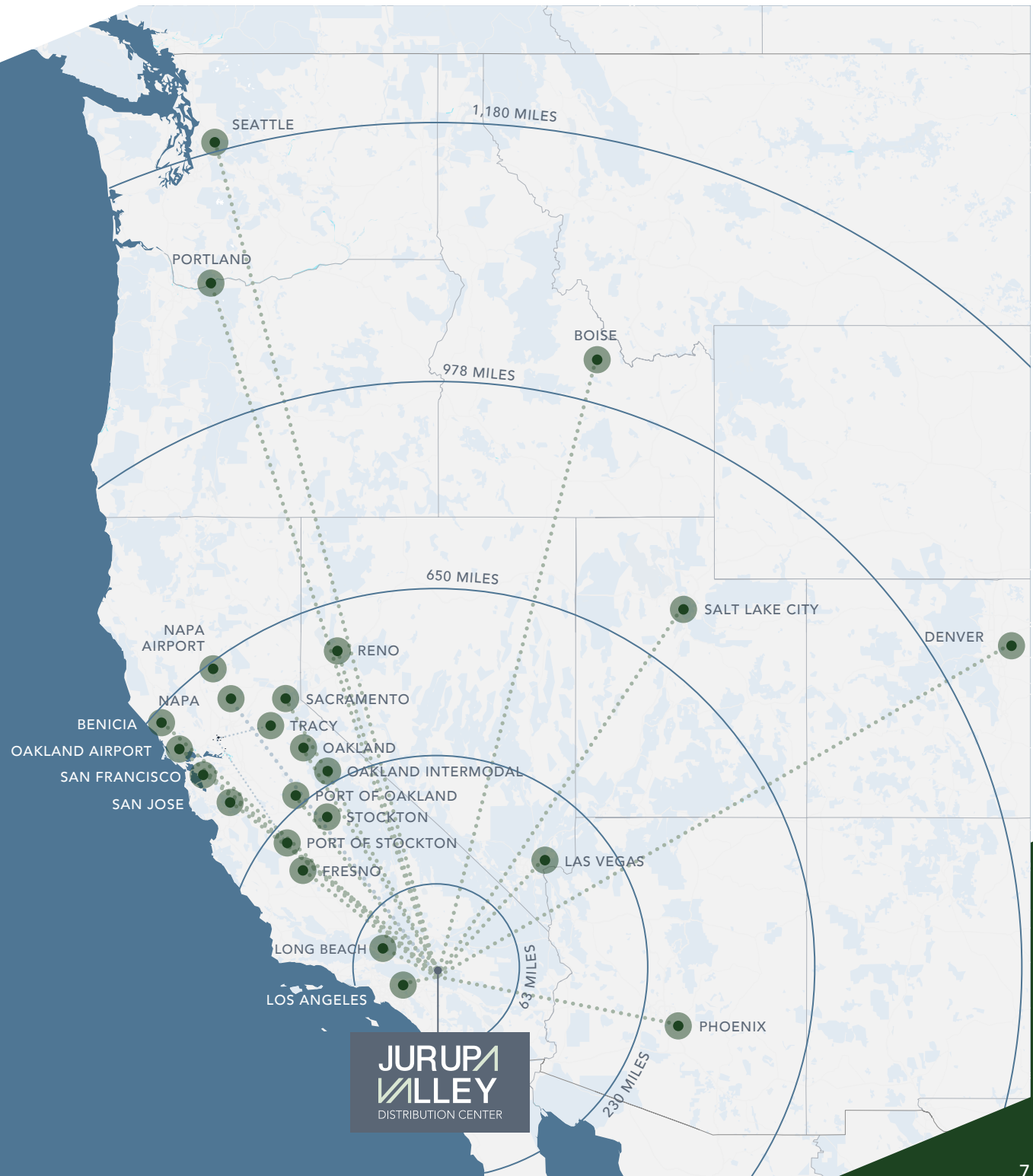
AN ESTABLISHED  
BUSINESS LOCATION  
HOME TO BIG BRANDS

# TRANSPORTATION

Freeways	Distance (Miles)
CA-60	1.3
I-15	2.9
I-10	3.4

Intermodal/Ports	Distance (Miles)
Union Pacific Intermodal Yard	9.6
BNSF Intermodal Yard	17.5
Ports of Los Angeles & Long Beach	62.7

Airports	Distance (Miles)
Ontario International Airport	6.3
San Bernardino International Airport	22.9
Los Angeles International Airport	62.7



**JURUPA  
WILLEY**  
DISTRIBUTION CENTER

# JURUPA VALLEY

DISTRIBUTION CENTER



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