



SERRANO
INDUSTRIAL PARK

8,000 AMPS POWER



FOR LEASE / FOR SALE

4420 SERRANO DR. JURUPA VALLEY, CA

ADVANCED MANUFACTURING BUILDING ±180,840

JONES LANG LASALLE BROKERAGE, INC., CA REAL ESTATE LICENSE #01856260.



SITE SPECIFICATIONS



Total Building Size : $\pm 180,840$ SF

Warehouse: $\pm 177,206$

SF Office: $\pm 3,634$ SF



Total Acreage:

10.13 Acres



Year Built:

2019



Clear Height:

32' ft



Column Spacing:

52' x 60'



Dock Doors:

13 (9' x 10')



Grade Level Doors:

1 (12' x 16')



Parking:

± 247 Spaces



Power:

Two (2) 4000A Service – In Place

One (1) 4000A Service – Additionally Available



Sprinkler:

ESFR K-25 Sprinkler System



Truck Yard:

100% Secured Oversized Truck Yard (180'-280')

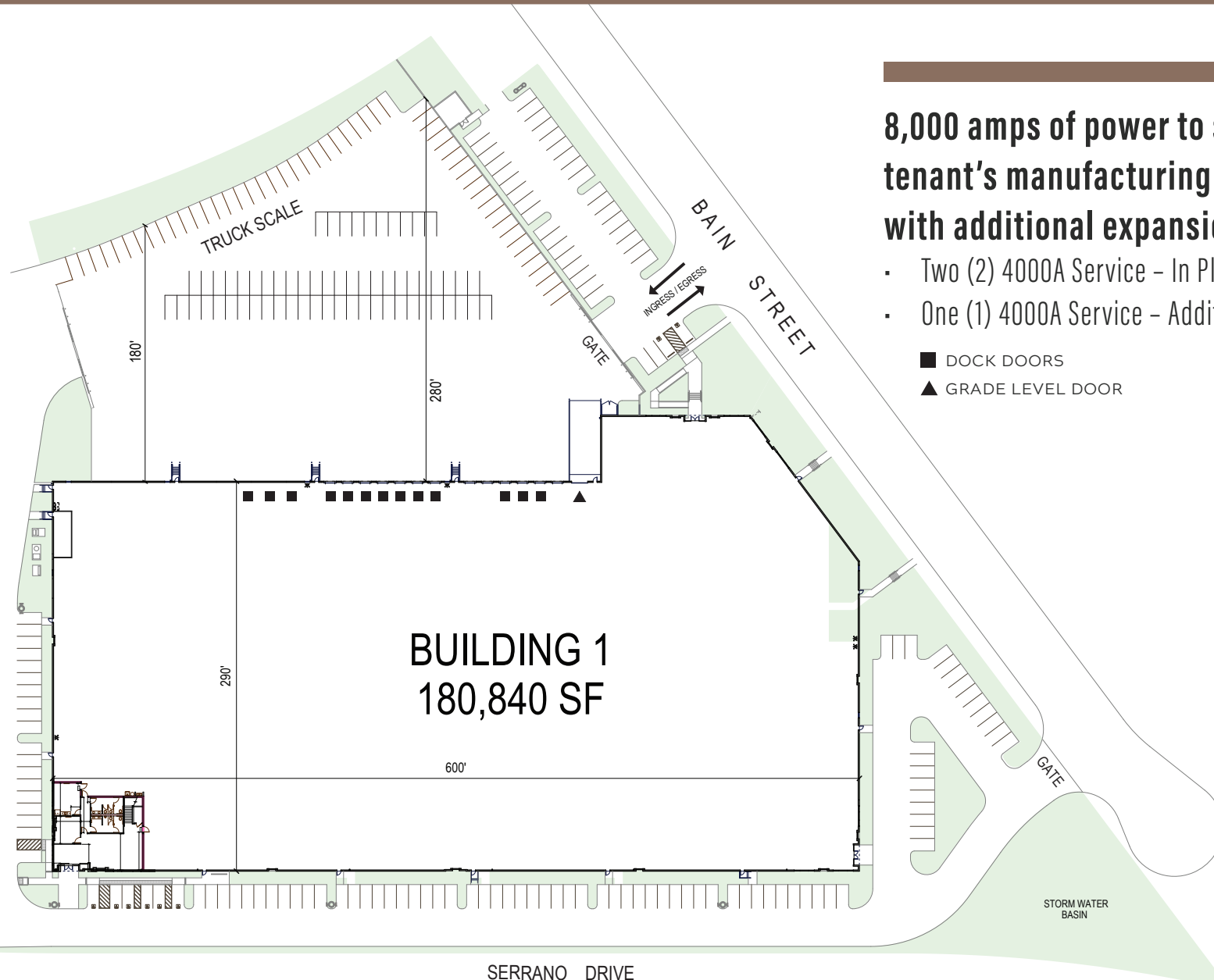
with Two Gated Entrances

± 30 Trailers

Certified Grade-Level Truck Scale

24/7 manned site security

DETAILED SITE PLAN

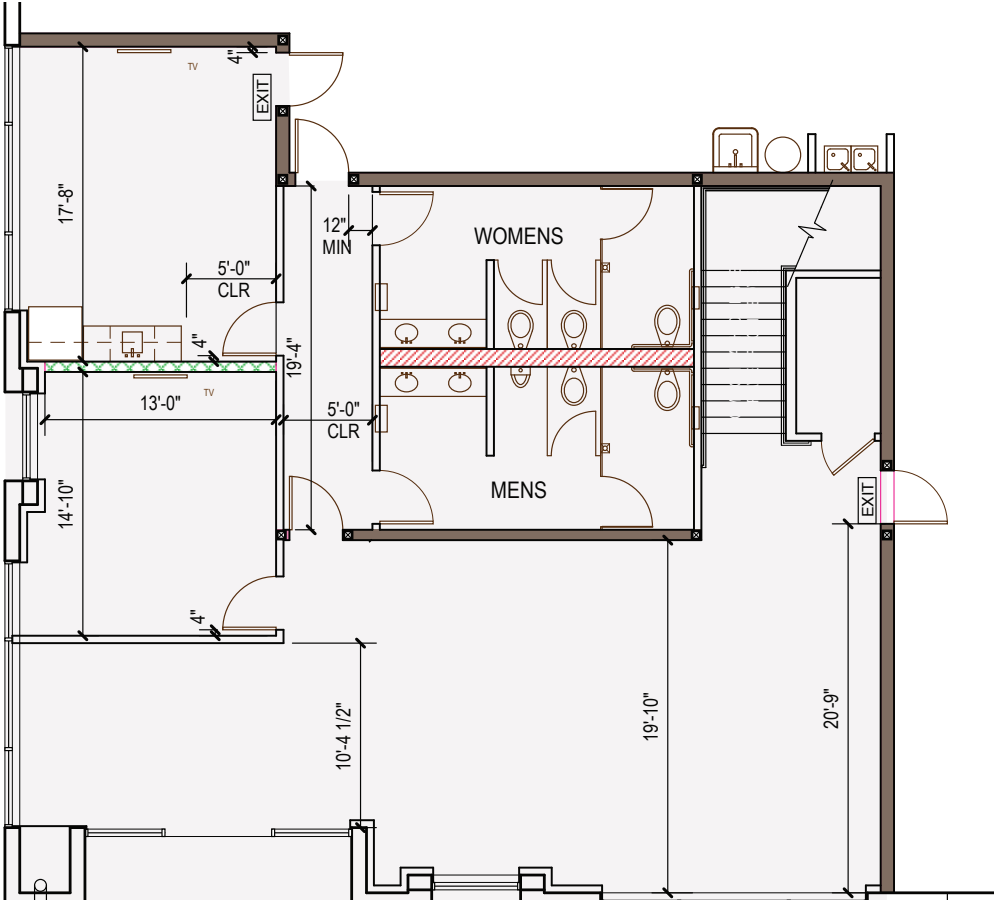


8,000 amps of power to service the tenant's manufacturing process, with additional expansion potential

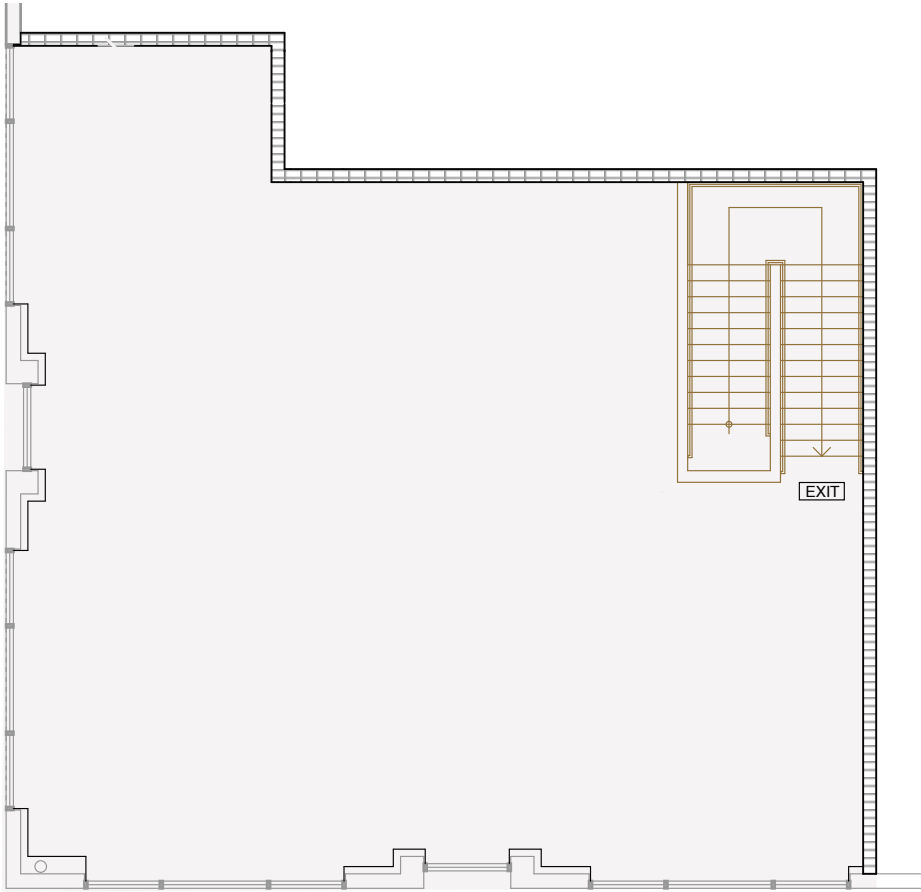
- Two (2) 4000A Service - In Place
- One (1) 4000A Service - Additionally Available

OFFICE PLANS

Existing Primary Office 1st level: 1,817 SF

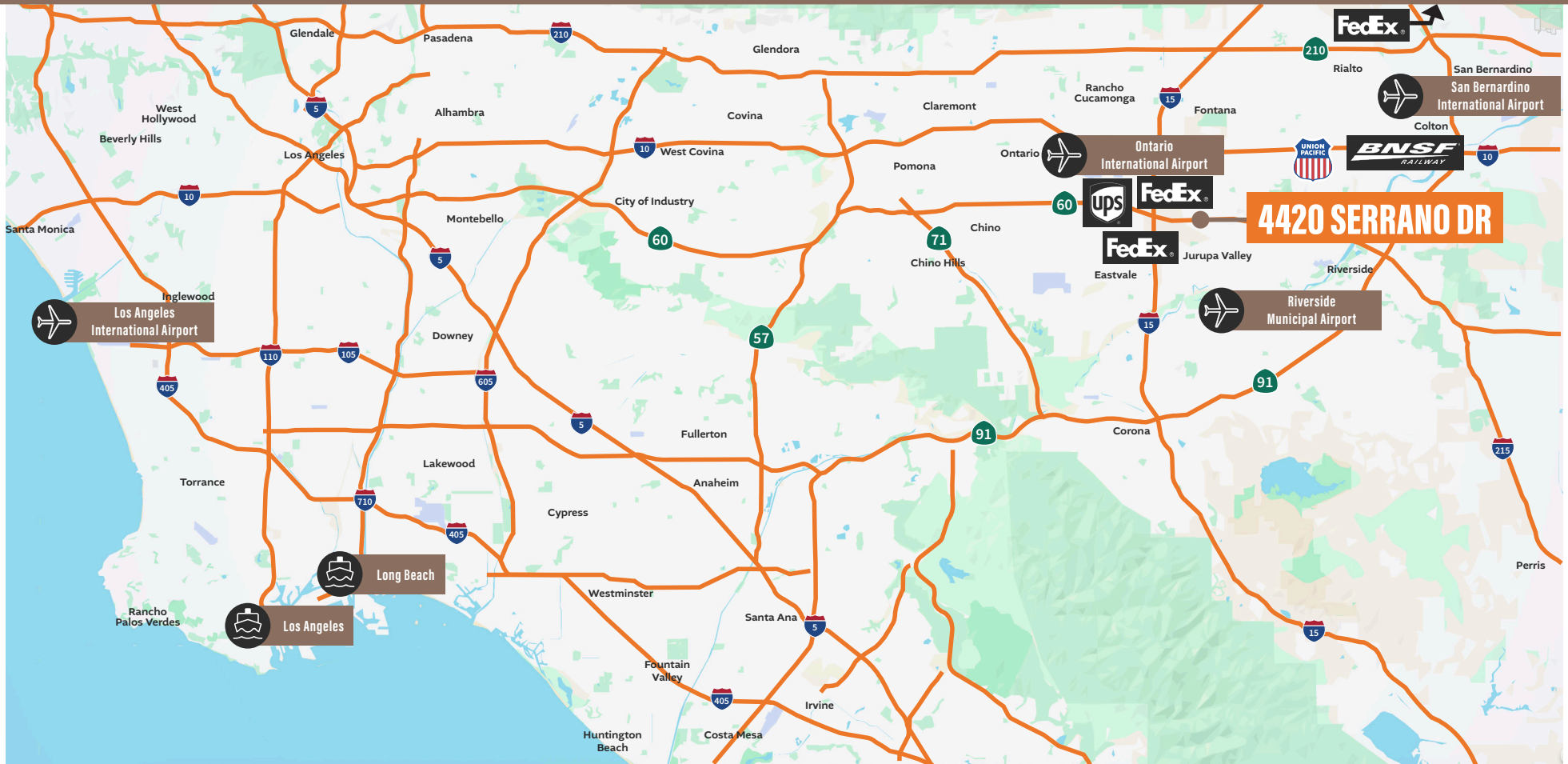


Mezzanine: 1,817 SF





ACCESS TO SOUTHERN CALIFORNIA



Airports

Ontario International Airport	7 miles		12 minutes
San Bernardino International Airport	21 miles		28 minutes
LAX	60 miles		65 minutes



Ports

Port of Long Beach	61 miles		65 minutes
Port of Los Angeles	62 miles		70 minutes

DEMOGRAPHICS

4420 Serrano Drive Demographics*
(within a 45 mile radius)

KEY STATISTICS

12,214,508

Total Population



\$129,393

2025 Average
Household Income



\$96,477

2025 Median
Household Income



4,685,200

2025 Employees



22%

College Graduates (%)



EMPLOYMENT

400,681

Manufacturing
Employees



122,980

Transportation &
Warehousing Employees



390,862

Professional, Scientific &
Tech Services Employees



*Source: JLL Research

CORPORATE NEIGHBORS





4 MILES TO I-15

UNION PACIFIC YARD

VAN BUREN BLVD

60

<1 MILE TO SR-60

SAN SEVAIN WAY

SERRANO DRIVE

BAIN STREET



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JURUPA VALLEY

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