

AGUA MANSA BUSINESS CENTER

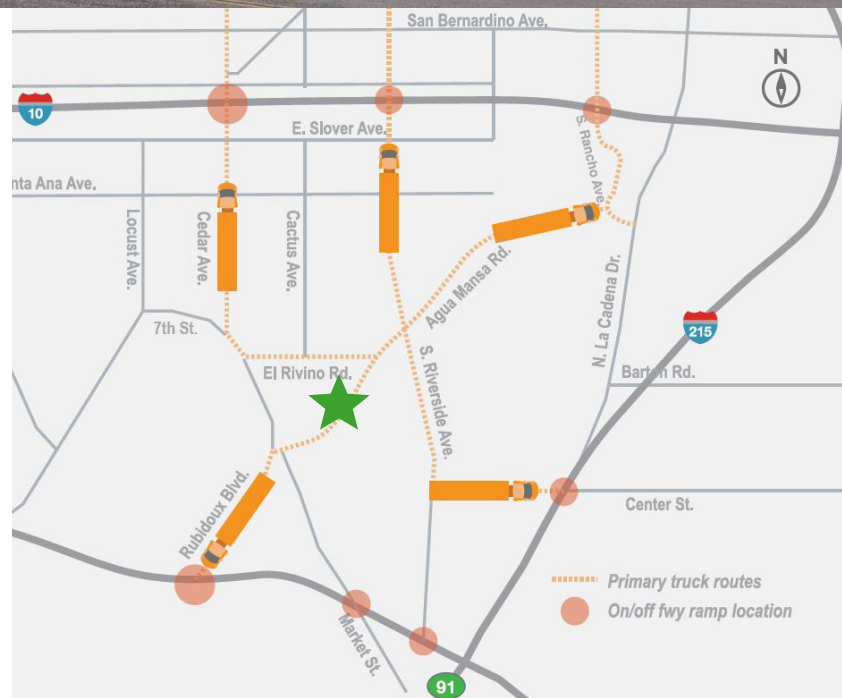
1203 HALL AVENUE, JURUPA VALLEY, CA

±54,322 SF
FOR SALE & LEASE



PROPERTY FEATURES

- › ±54,322 SF on 2.9-acres
- › ±3,069 SF of 2-Story Office Space
- › Large Private Yard - Fully Secured
- › 7 Dock High Doors
- › 3 Grade Level Doors (2 - 12'x 16' | 1 - 18'x16')
- › 30' Minimum Clear Height
- › T5 Warehouse Lighting
- › 1,200 AMP, 277/480v electrical service (expandable)
- › ESFR Fire Sprinkler System
- › 1,500 gal Clarifier Connected to IE Brine Line
- › Existing Floor Drains (can be removed)
- › 50'x52' Typical Bay Spacings
- › 97 auto parking stalls



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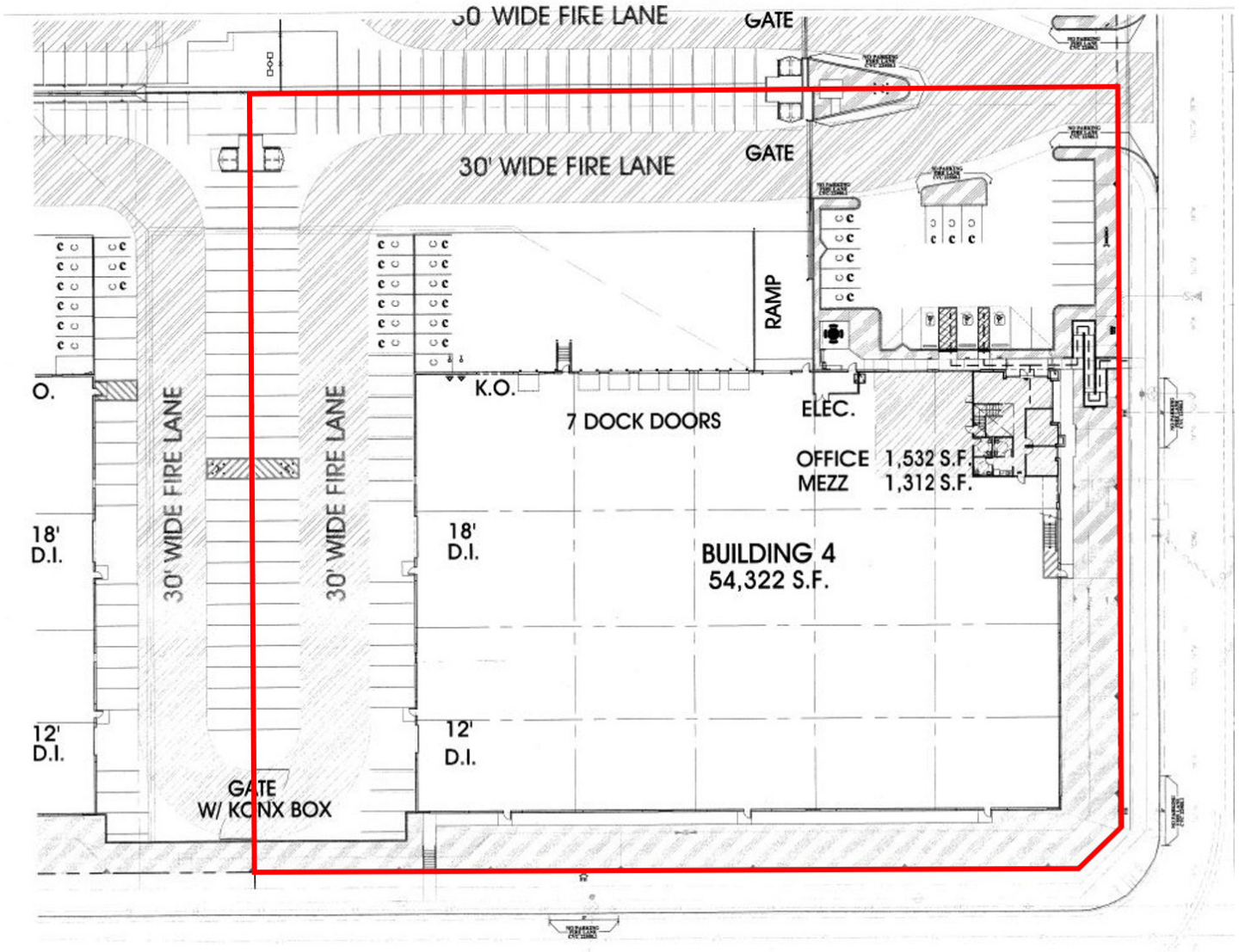
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SITE PLAN



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