JURUPA VALLEY

DISTRIBUTION CENTER

3450 DULLES DRIVE / JURUPA VALLEY / CALIFORNIA

817,930 SF

FOR LEASE | FOR SALE

RAIL SERVED

JLL

Jones Lang LaSalle Brokerage, Inc. RE License #01856260

BGO

SITE DETAILS

BUILDING SPECIFICATIONS

Building area:

- 817,930 SF on 44.37 acres
- Southern portion (ambient): ± 534,258 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:

- ± 27,122 SF total office
- ± 23,378 SF first floor
- ± 3,744 SF mezzanine
- Shipping & Receiving Office: 6,133 SF

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:

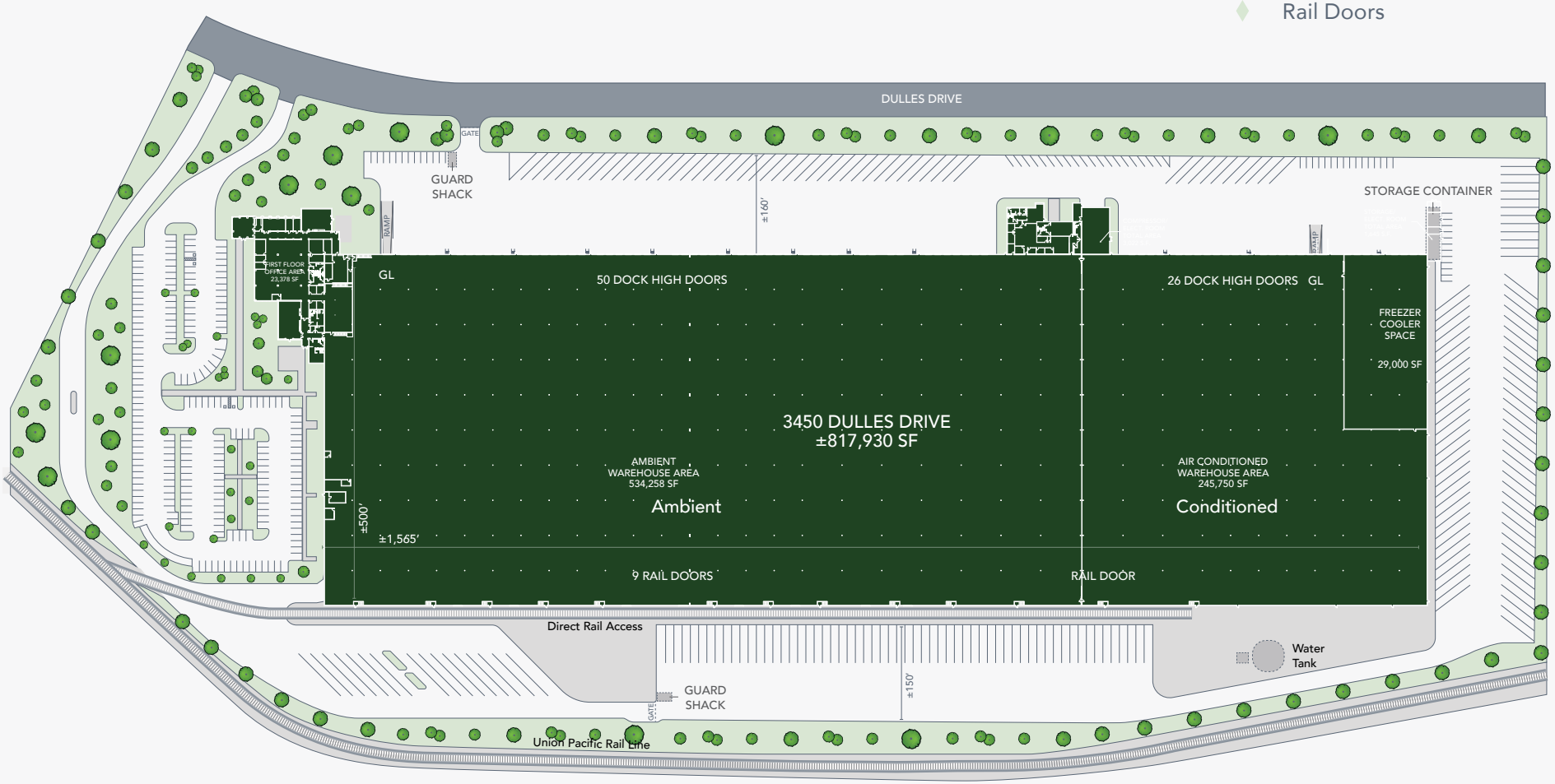
Metal roof structure

SITE PLAN

Dock High Doors

Grade Level Loading Doors

Rail Doors



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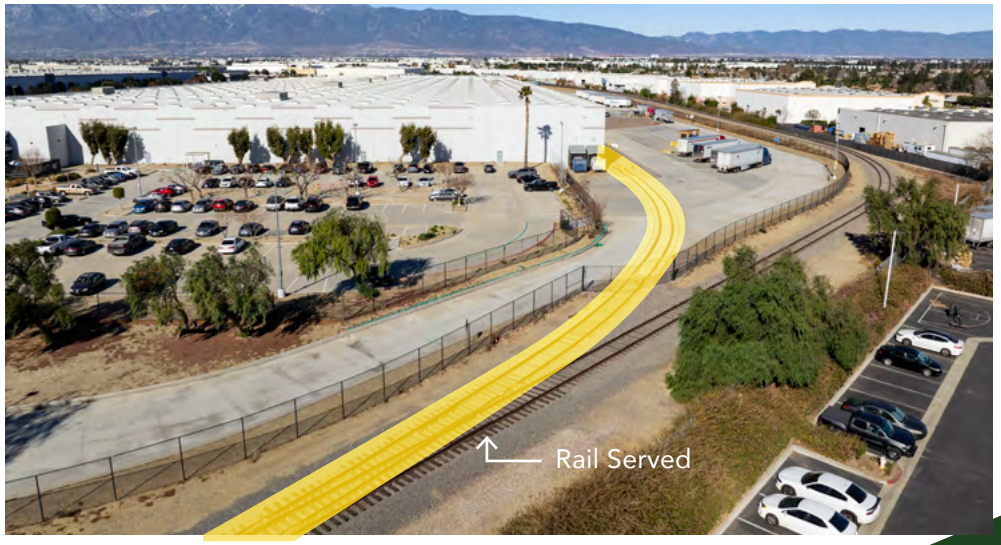
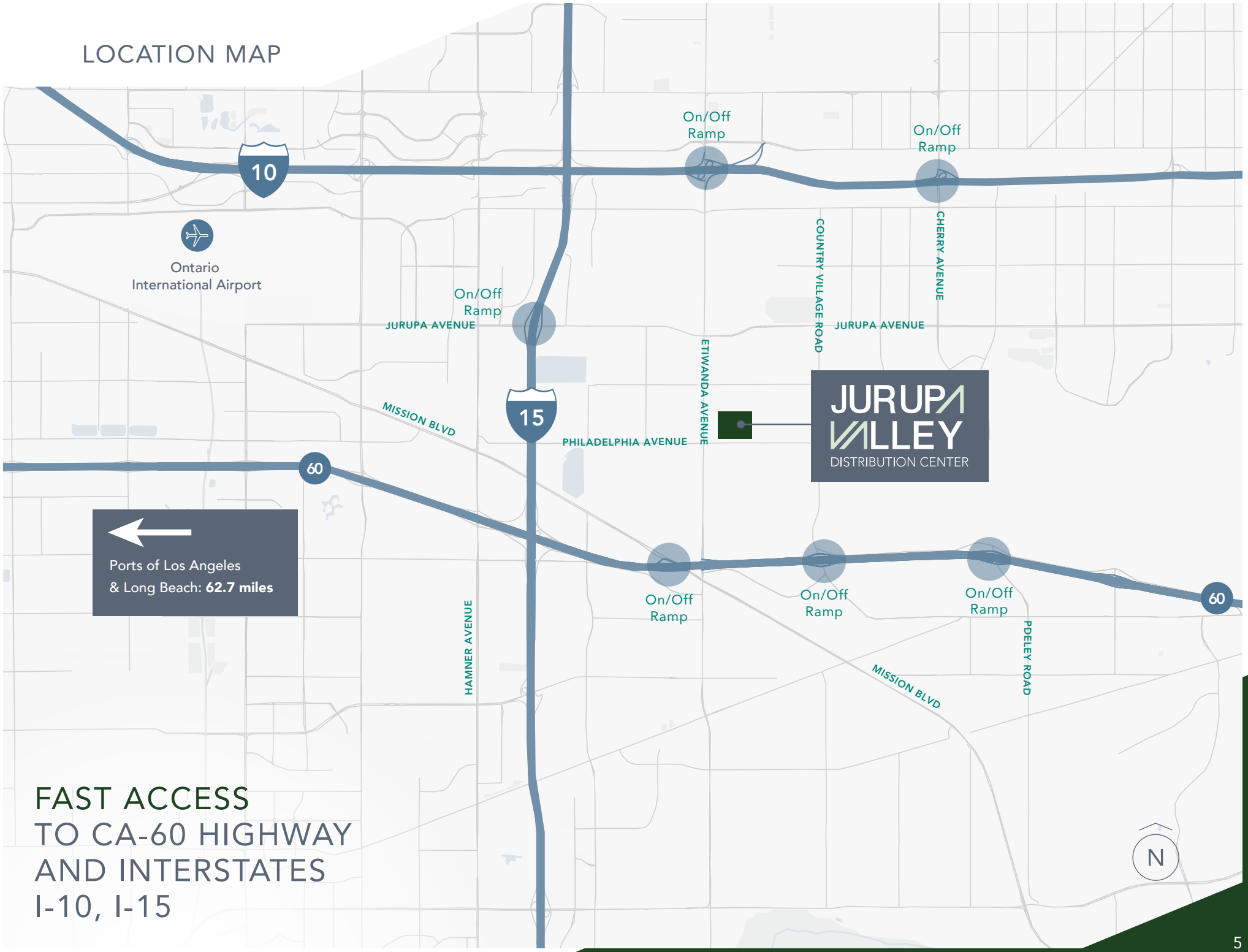
DIRECT RAIL ACCESS



LOCATION MAP



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

CORPORATE NEIGHBORS

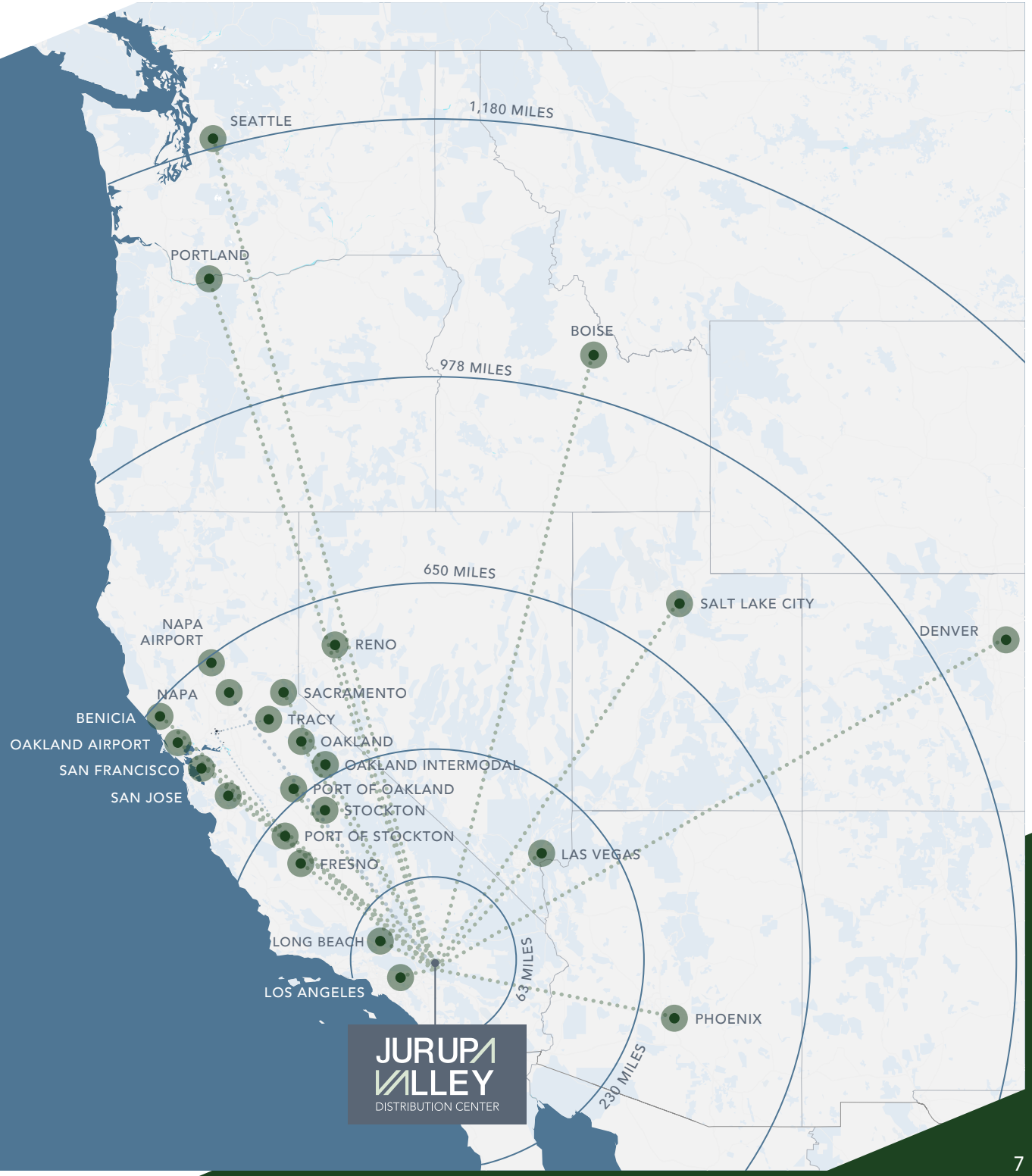
AN ESTABLISHED BUSINESS LOCATION HOME TO BIG BRANDS

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



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DISTRIBUTION CENTER

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