



## 11171 Venture Dr., Jurupa Valley, CA 91752

### A Superior Location.

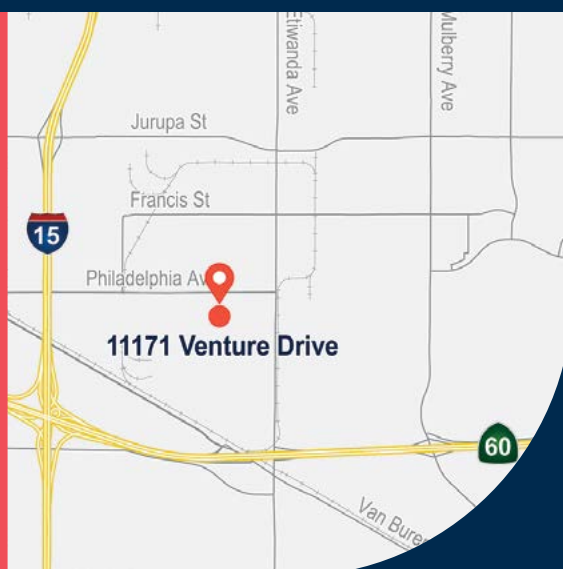
Offering close access to key freeway arteries, rail lines and airports including the Ontario International Airport and San Bernardino International Airport. A superior location with direct access to Interstates 10 and 15 and close proximity to State Routes 60, as well to other Inland Empire cities and Los Angeles and Orange County markets make it a draw for tenants and businesses seeking to expand or consolidate.

**150' Concrete Truck Court  
(On Average)**

**Two (2) Dock Position Doors**

**One (1) Grade Level Door**

**Convenient Access to I-10  
and I-15 Freeways.**



### Specifications

**30,477 - 38,955 sq. ft.**  
AVAILABLE

**1,000 sq. ft.**  
OFFICE AREA

**24'**  
CLEAR HEIGHT

**1990**  
YEAR BUILT

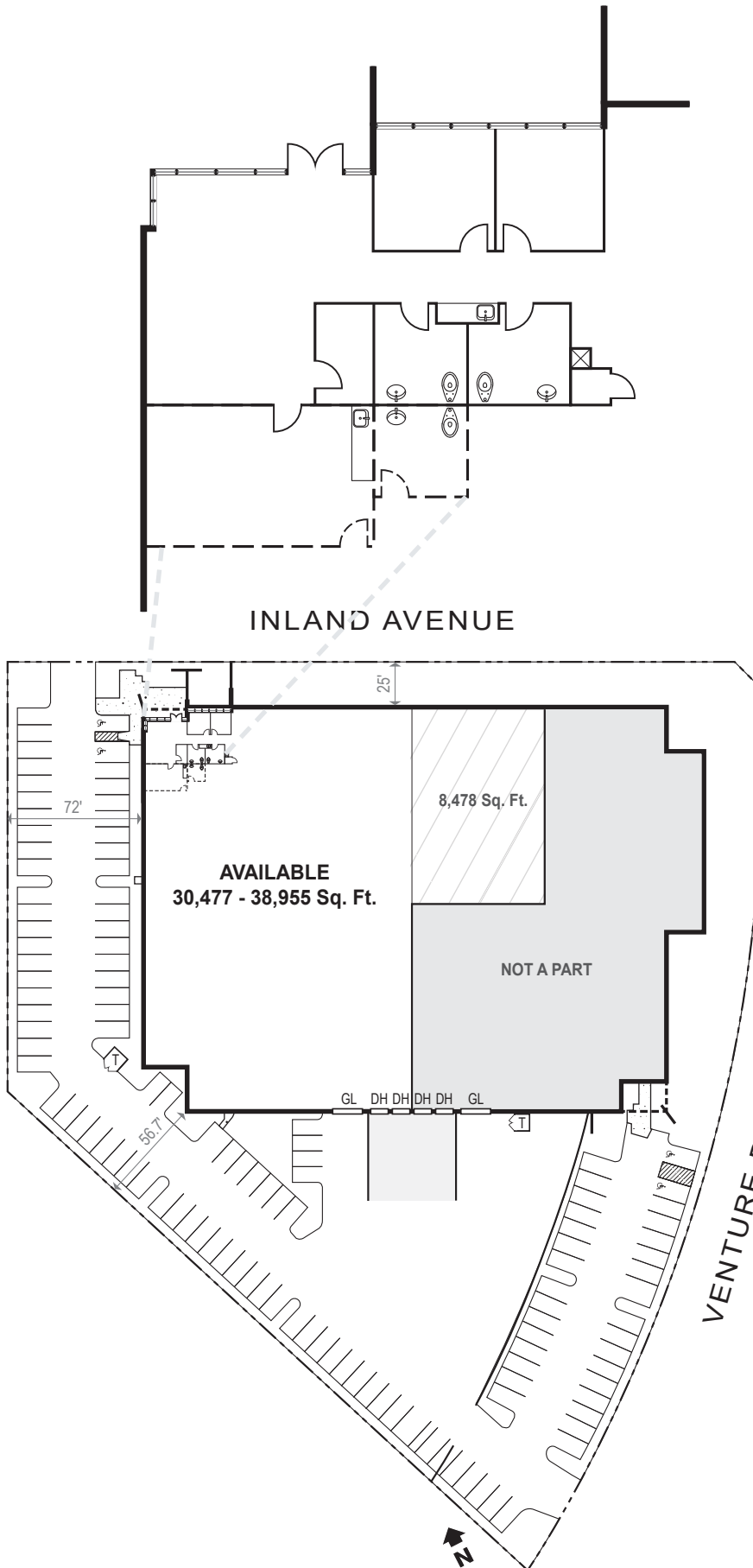
**Two (2)**  
DOCK DOORS

**One (1)**  
GROUND LEVEL DOORS

**UP TO 73 Spaces**  
AUTO PARKING

**1,600 Amps, 480/277V  
3-Phase (VERIFY)**  
CITY OF JURUPA VALLEY POWER

**0.45/3,000 SF**  
FIRE SPRINKLERS



SITE AREA	
In S.F.	142,441 Sq. Ft..
In Acres	3.27 AC

BUILDING AREA	
	61,391 Sq. Ft.

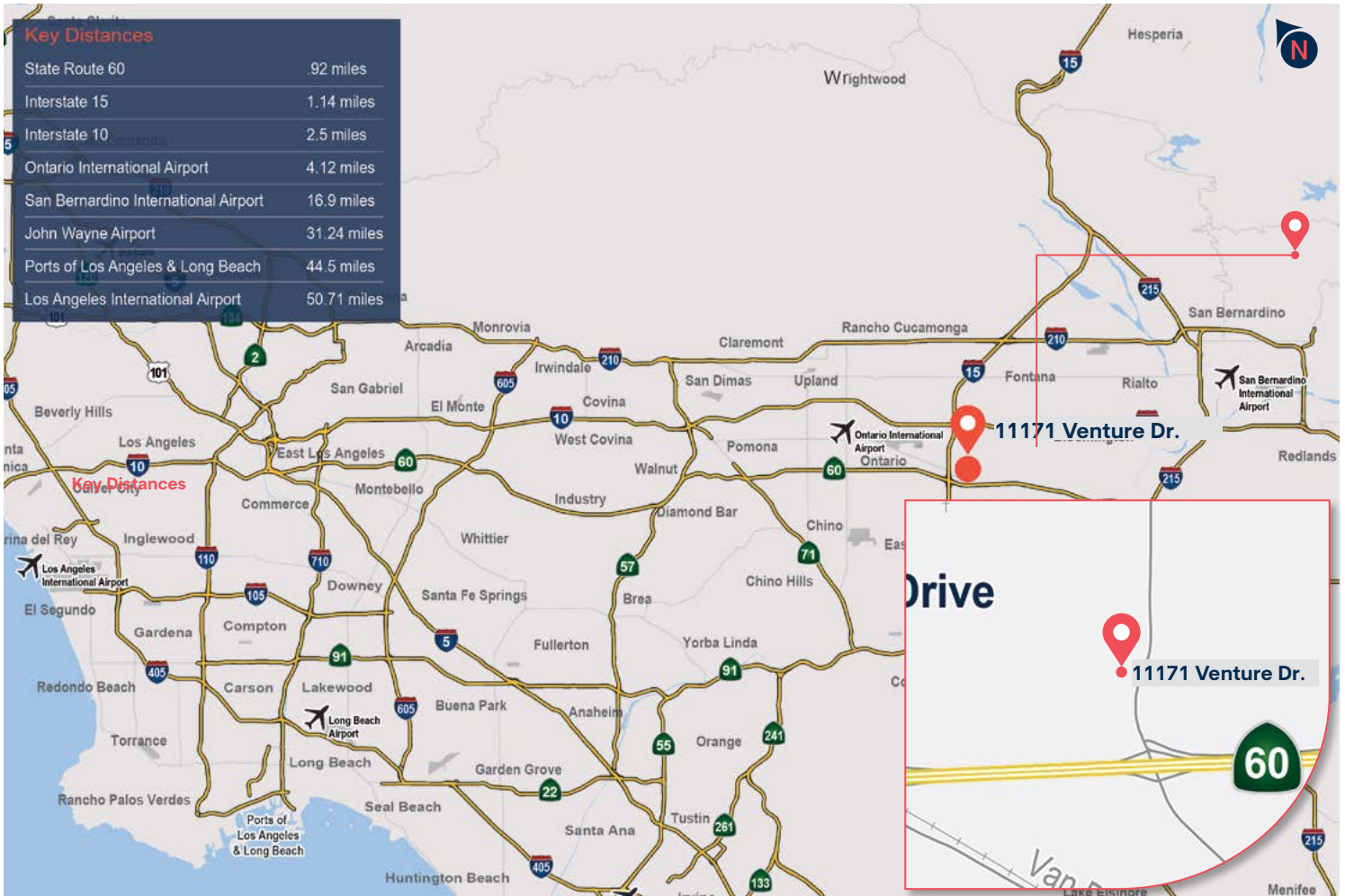
TOTAL AVAILABLE	
Avail Space	30,477 - 38,955 Sq. Ft.
Office	1,000 Sq. Ft..
Warehouse	29,477 - 37,955 Sq. Ft.
<b>TOTAL</b>	<b>30,477 - 38,955 Sq. Ft.</b>

COVERAGE	
	43%

PARKING	
Auto	114 Stalls on Site Up to 73 Stalls

TRUCK COURT	
	124' - 167'

*This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.*



## Contacts

### **Voit**

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### **Brookfield Properties**

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