

INNOVATION
COMMERCE PARK

FOR SALE OR LEASE

ENTITLED STATE-OF-THE-ART INDUSTRIAL PARK

4 Buildings Ranging from 171,000-388,000 SF

CANAL STREET, JURUPA VALLEY, 92509

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SITE PLAN

The Property has vested Site Plan Approval for 10 years to construct the buildings shown below.





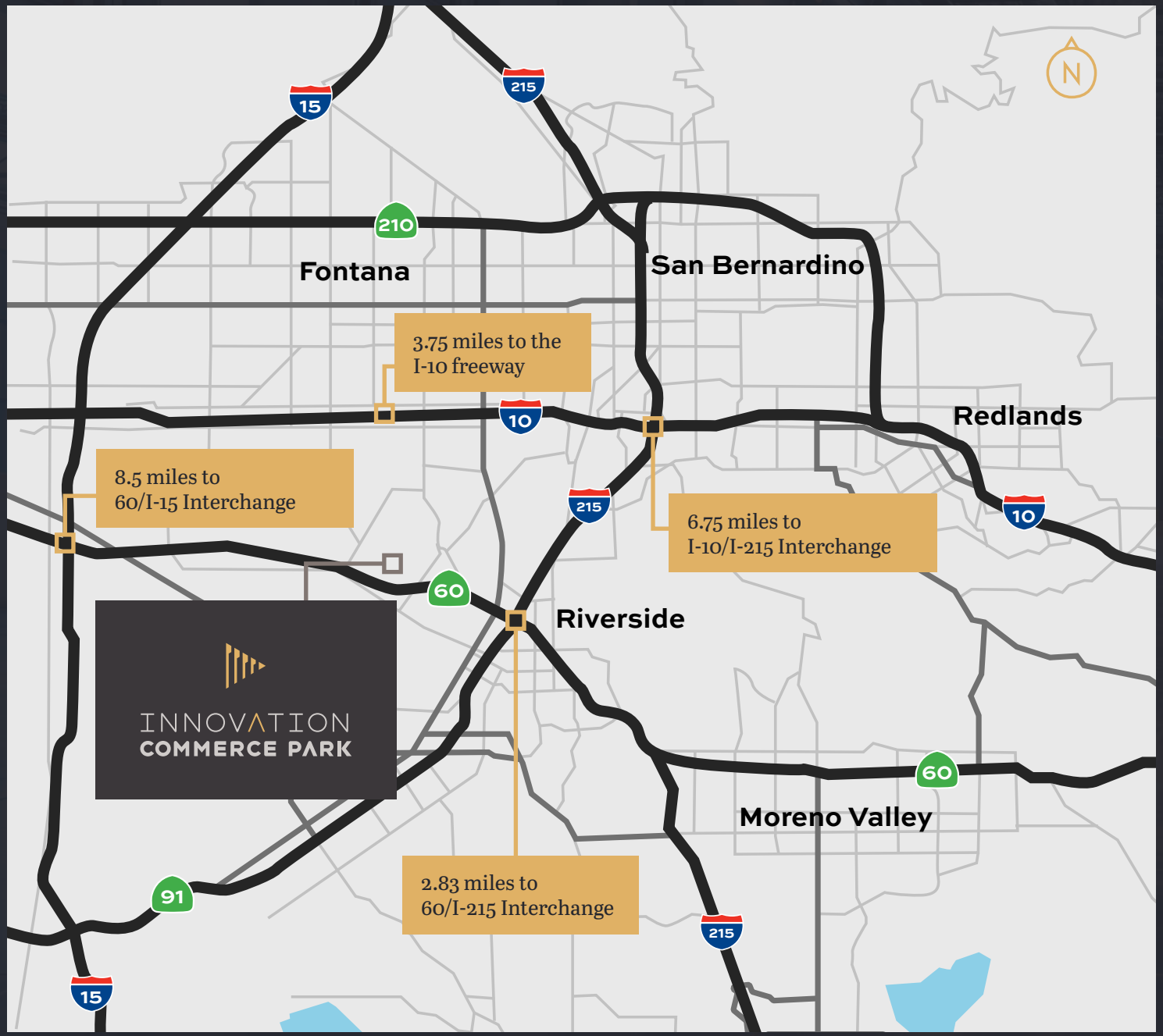
BUILDING SPECIFICATIONS

	Building 1	Building 2	Building 3	Building 4
Square Footage	309,870 SF	388,222 SF	171,966 SF	275,958 SF
Acreage	±23.3	±22.0	±11.7	±15.9
Coverage	30.2%	40.2%	33.1%	39.4%
Clearance	36’	36’	36’	36’
Dock Doors	34	41	26	34
Ground Level Doors	2	2	2	2
Secured Yard	Yes	Yes	Yes	Yes
Office	14,000 SF	14,000 SF	9,000 SF	13,000 SF
Trailer Parking	60	139	68	48
Auto Parking	218	258	127	197
Power	2,000 Amps with 4,000 Amp UGPS, 277/470 Volt 3-Phase			

LOCAL TENANTS



LOCATION OVERVIEW



14.5 miles to Ontario International Airport

68 miles to Los Angeles International Airport

Immediately adjacent to 60 freeway

67 miles to Long Beach Port

68 miles to Los Angeles Port

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