CT PGIM REAL ESTATE

AGUAMANSA

COMMERCE PARK

GO TO WEBSITE



BUILDING 3

1,000,177 SF

6250 CLINKER DR / JURUPA VALLEY, CA

CBRE

AGUA MANSA COMMERCE PARK IS A BRAND NEW STATE-OF-THE-ART INDUSTRIAL PARK SITUATED IN ONE OF THE MOST ACTIVE INDUSTRIAL MARKETS IN THE NATION.



The park consists of 5 industrial buildings totaling 3,602,478 SF (expandable to 4,399,132 SF via the mezzanine).

This is an excellent and rare opportunity for companies looking for a **"CAMPUS STYLE"** setting.

Centrally located in the Inland Empire, the site has excellent access to all major transportation routes serving Southern California and the Western United States.



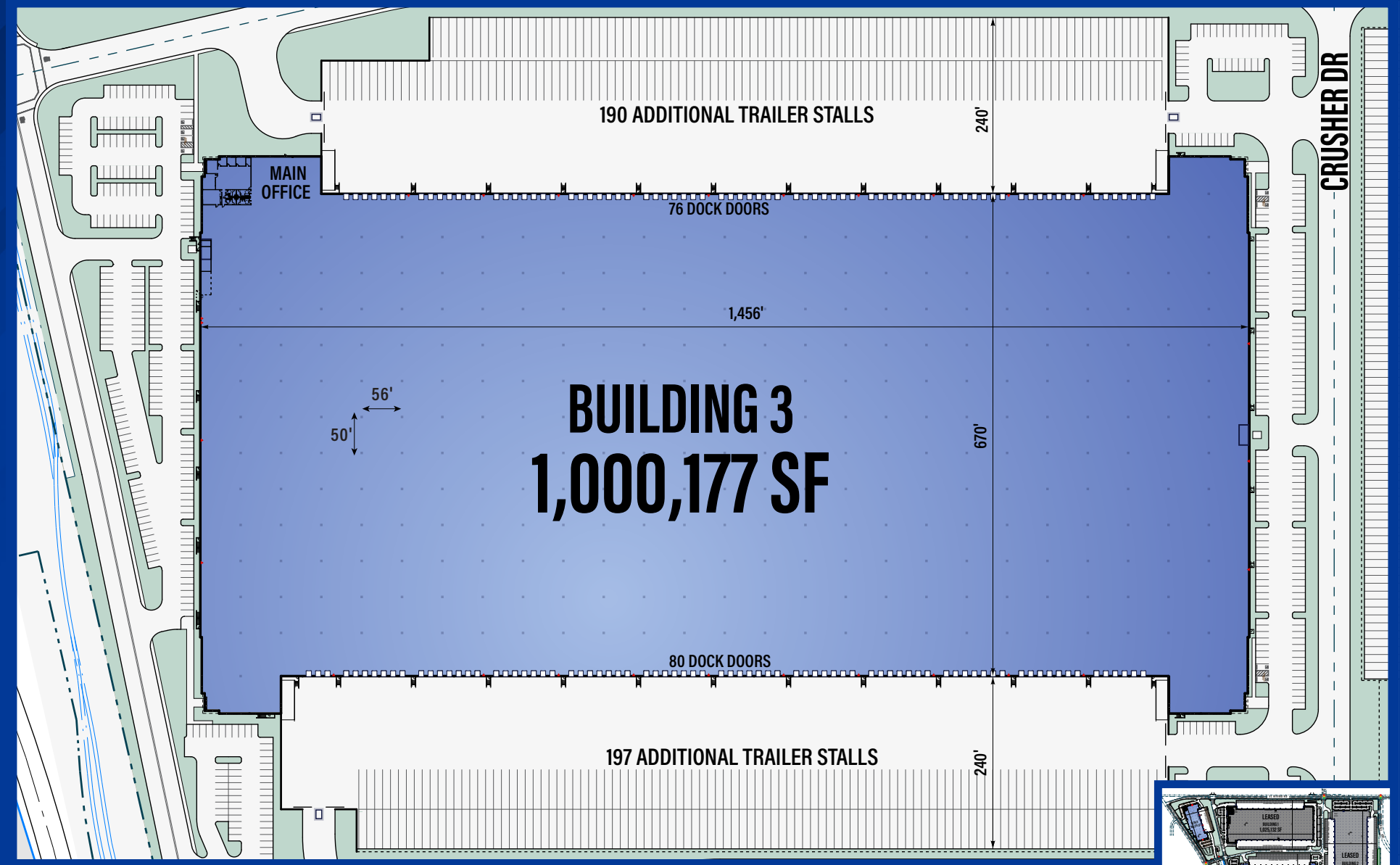
BUILDING FEATURES

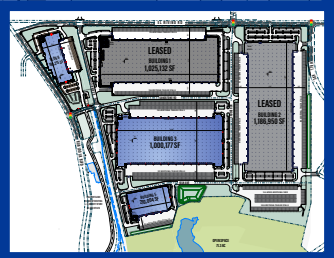


Size	1,000,177 SF 51 Acres
Clear Height	40'
Dock High Doors	155 (9'W x 10'H) Z-guards at All Door Jambs 40,000 Lbs Mechanical Pit Levelers on 82 Dock Doors With Dock Seals 2 Dock Bumpers Per Leveler & Dock Seals
Grade Level Doors	4 (12'W x 15'H) Manual Chain Hoist Z-guards at All Door Jambs
Forklift Charging	Infrastructure (5 Stations)
Trailer Parking	387
Auto Parking	464
Truck Court(s)	240'
Lighting	1 Ft Candle in Warehouse w/ 1 Ft Emergency Lighting
Office	4,286 SF Spec Office 10' Ceiling Height, Conference Room, 532 SF Break Room & 2 Restrooms

U.S. GREEN BUILDING COUNCIL
LEED GOLD
USGBC

SITE PLAN


190 ADDITIONAL TRAILER STALLS
240'
MAIN OFFICE
76 DOCK DOORS
CRUSHER DR
1,456'
56'
50'
BUILDING 3
1,000,177 SF
670'
80 DOCK DOORS
197 ADDITIONAL TRAILER STALLS
240'

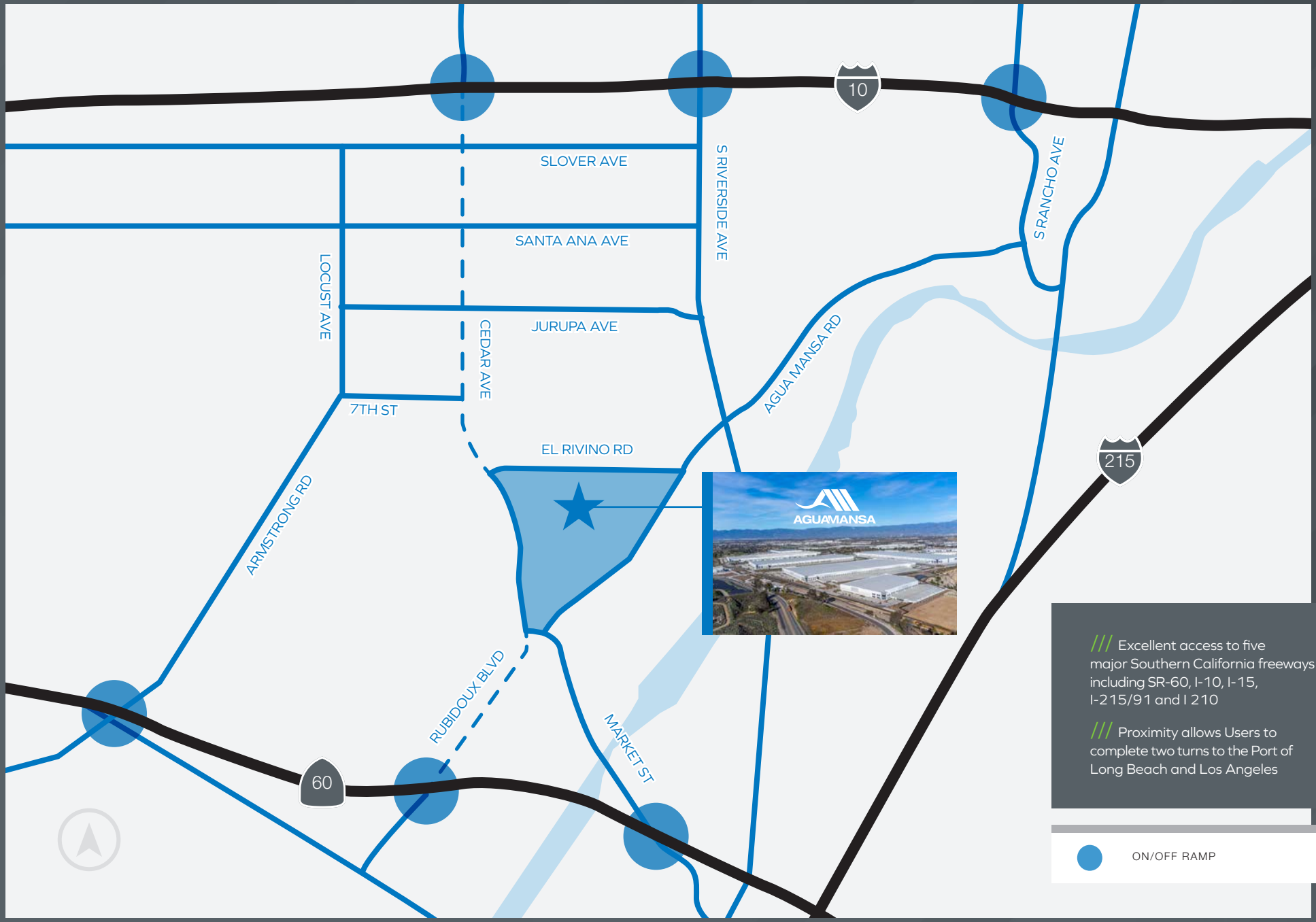

LEASED
LEASED






6250

LOCAL MAP


10
SLOVER AVE
SANTA ANA AVE
JURUPA AVE
7TH ST
EL RIVINO RD
S RIVERSIDE AVE
S RANCHO AVE
LOCUST AVE
CEDAR AVE
AGUA MANSA RD
ARMSTRONG RD
RUBIDOUX BLVD
MARKET ST
60
215
AGUAMANSA
/// Excellent access to five major Southern California freeways including SR-60, I-10, I-15, I-215/91 and I 210
/// Proximity allows Users to complete two turns to the Port of Long Beach and Los Angeles
ON/OFF RAMP

REGIONAL MAP



BNSF	UNION PACIFIC
1. Commerce Eastern	1. City of Industry
2. Sheila	2. Colton
3. Hobart	3. Dolores
4. San Bernardino	4. LATC
5. Watson / Wilmington	5. Mira Loma
6. La Mirada	6. Anaheim
7. Pico Rivera	7. Montclair
	8. Yermo

KEY DISTANCES

210	210	210	210	SAN BERNARDINO LONG BEACH	210	ONTARIO INT'L AIRPORT	PORT OF LONG BEACH	PORT OF LOS ANGELES
1.5 MILES	2.6 MILES	4.0 MILES	7.6 MILES	12.2 MILES	14.4 MILES	15.0 MILES	62.3 MILES	65.2 MILES

LOCAL TENANTS IN THE AREA



AGUAMANSA
COMMERCE PARK

www.AguaMansaCommercePark.com

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