



INNOVATION
COMMERCE PARK



▶ ±74 ACRES - INLAND EMPIRE ENTITLED INDUSTRIAL LOTS FOR SALE OR BUILD-TO-SUIT

Canal Street, Jurupa Valley, 92509

Colliers International is pleased to announce Innovation Commerce Park, an entitled ±74-Acre site that is fully entitled through the City of Jurupa Valley, located in the heart of the bustling Southern California marketplace. The project consists of four legal parcels of 23.3, 22.0, 15.9, and 11.7 acres. The ownership is willing to combine

lots for a variety of total acreage. The property can be delivered as-is, graded or with utilities on site. The parcel map, as depicted on page 2, is vested and the Ownership has obtained Site Plan Approval for four buildings as depicted on page 4. Innovation Commerce Park is owned by Proficiency Capital, LLC.

▶ PARCEL & LAND DETAILS



Fully Entitled

Industrial land sites with vested entitlements
Approved EIR
Approved for 1.1 million SF of industrial buildings

Zoning

Manufacturing-Service Commercial (M-SC) zoning . The zoning targets high-image businesses providing quality jobs for the local community. A partial list of permitted uses includes:

- Manufacturing of Metal, Wood, Textile, and Food products
- Warehousing (Ancillary to Permitted Use in M-SC zoning, not to exceed 70% of total building area)
- Assembly
- Return Center
- Food Preparation / Manufacturing
- AI Manufacturing / Research & Development
- Building Material Sales
- Green Tech
- Auto Tech
- Research & Development

[Click for full list of permitted uses](#) 



Utilities Available

Electricity: [Southern California Edison](#) 
Water: [Rubidoux Community Services District](#) 
Sewer: [Rubidoux Community Services District](#) 
Gas: [Southern California Gas](#) 

Foreign Trade Zone

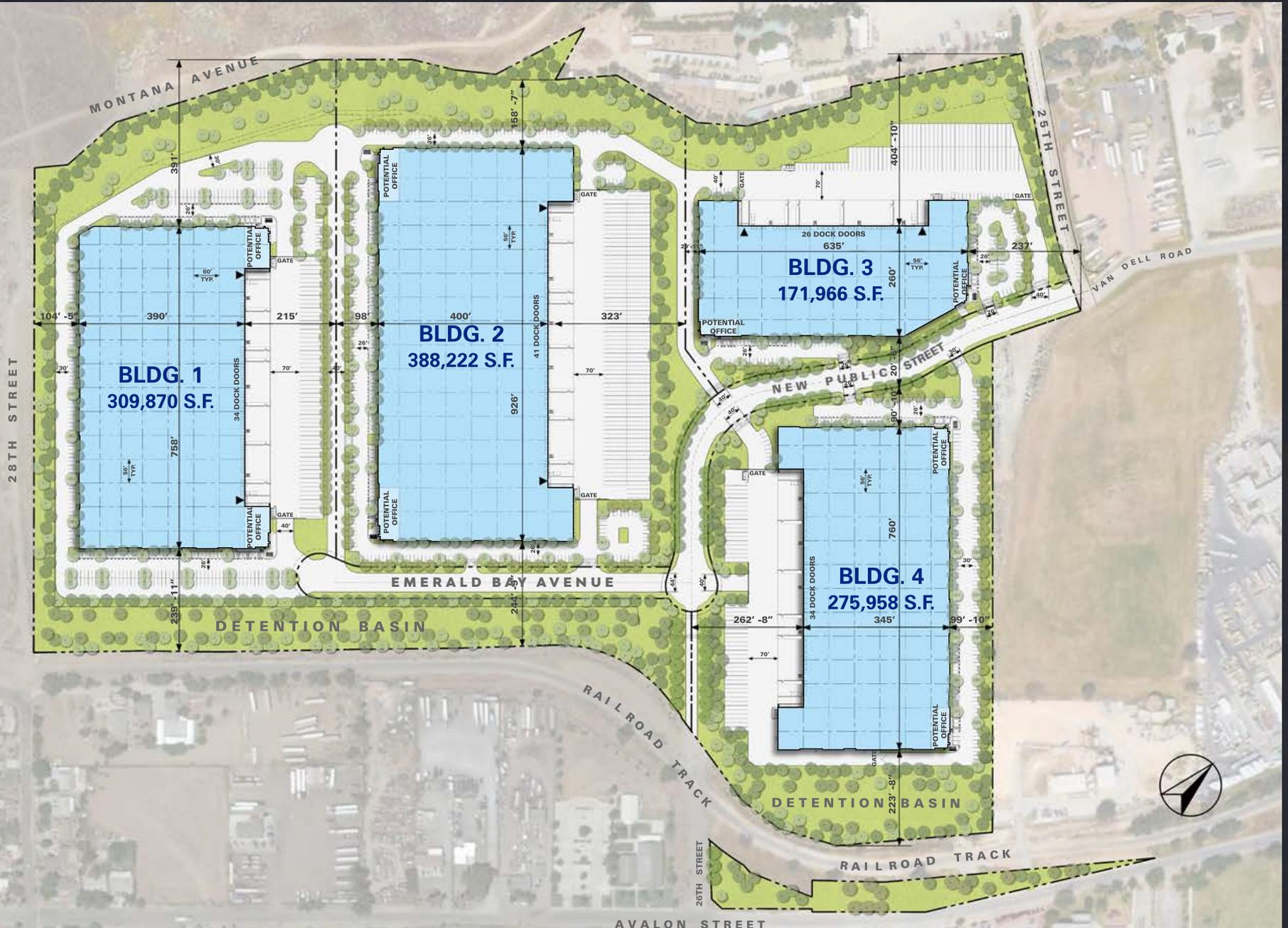
Located in Foreign Trade Zone 244, offering significant financial and tax incentives. See the following for more information: [Foreign Trade Zone 244](#) 

Ownership

Ownership will work with prospective buyers on the condition of the property. Potential improvements include all on and off-site improvements.

SITE PLAN

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





▶ BUILDING SPECIFICATIONS

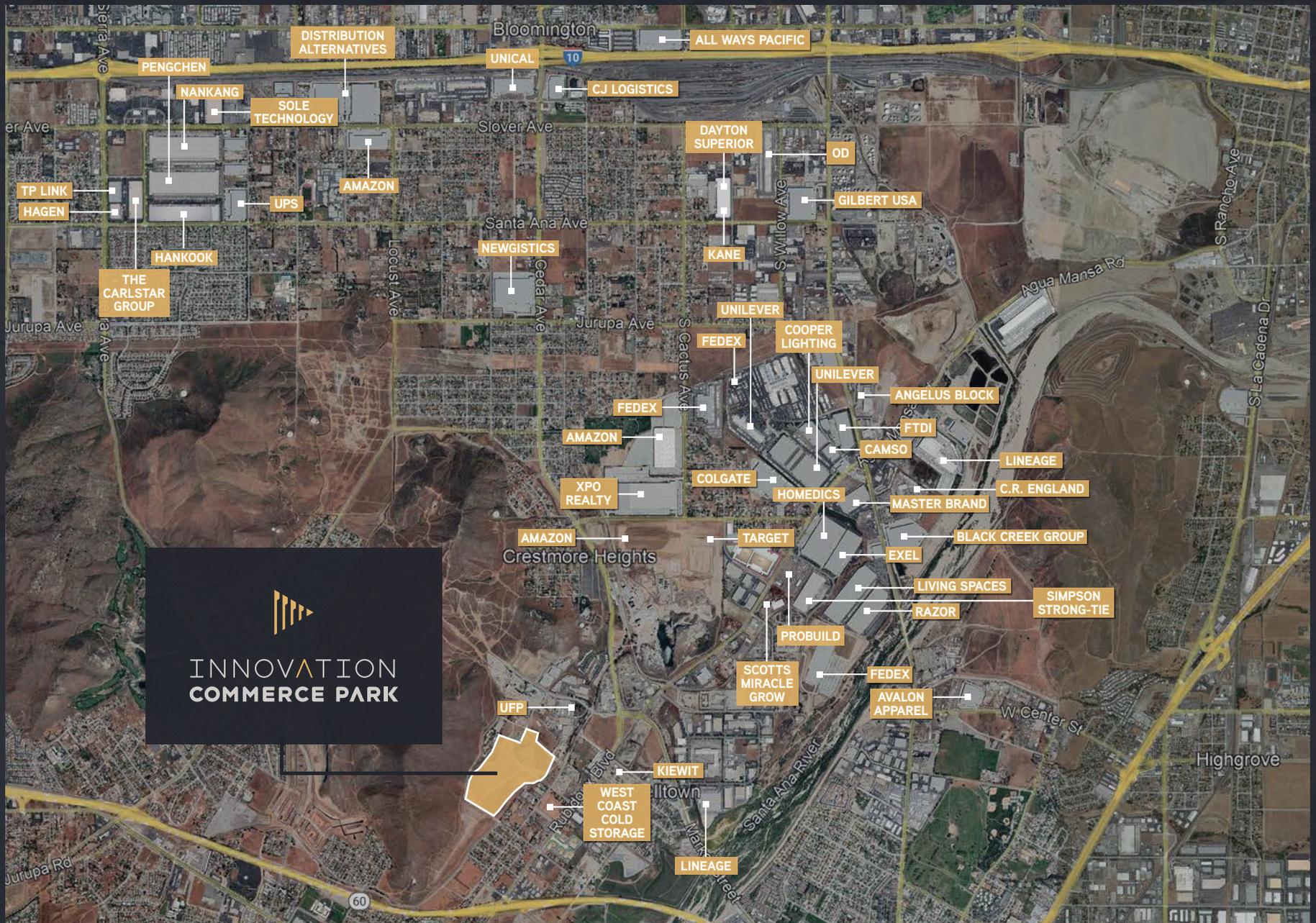
	Building 1	Building 2	Building 3	Building 4
Square Footage	309,870 SF	388,222 SF	171,966 SF	275,958 SF
Acreage	±23.3	±22.0	±11.7	±15.9
Coverage	30.2%	40.2%	33.1%	39.4%
Clearance	36'	36'	36'	36'
Dock Doors	34	41	26	34
Ground Level Doors	2	2	2	2
Secured Yard	Yes	Yes	Yes	Yes
Office	14,000 SF	14,000 SF	9,000 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			

Ownership	Ownership will work with prospective buyers on the condition of the property. Potential improvements include all onsite and off-site improvements.
Development Team	<ul style="list-style-type: none"> • HPA • Thienes • Dry Utilities: RGI

SOUTHERN CALIFORNIA LOGISTICS NETWORK



LOCAL TENANTS



▶ THE OWNERSHIP



**PROFICIENCY
CAPITAL**

At Proficiency Capital, we purchase, develop, build, and manage commercial real estate. Owned by a high net worth family, Proficiency Capital has been a boutique development firm building its portfolio in the industrial space for the last 30 years. The firm's capital has funded large projects in virtually every jurisdiction in the Inland Empire and Los Angeles County in Southern California. Projects have involved navigating environmental assessment and building community collaboration. After entitling and developing 1000's of acres of land and \$500 million in successful projects, we are continuing to build our legacy of excellence. In addition to Proficiency Capital's development expertise, the team also has over 20 years of experience in property management over multiple property portfolios totaling more than \$5 billion and approximately 26 million square feet.





INNOVATION COMMERCE PARK

Kevin McKenna

Vice Chair

License No. 00887289

Direct: +1 909 937 6342

Mobile: +1 949 300 0084

Kevin.Mckenna@colliers.com

Eloy Covarrubias

Executive Vice President

License No. 01462376

Direct +1 909 418 2284

Mobile +1 951-529-4915

Eloy.Cova@cbre.com

Greg Merrill

Associate Vice President

License No. 01906709

Direct: +1 909 937 6361

Mobile: +1 951 218 2099

Greg.Merrill@colliers.com

Joe Werdein

Executive Vice President

License No. 01791235

Direct +1 909 418 2285

Mobile +1 909 800 6910

Joe.Werdein@cbre.com

Colliers
3546 Concours | Suite 150
Ontario, CA 91764



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.