

FOR LEASE>

# +/- 177,120 SF in Jurupa Valley



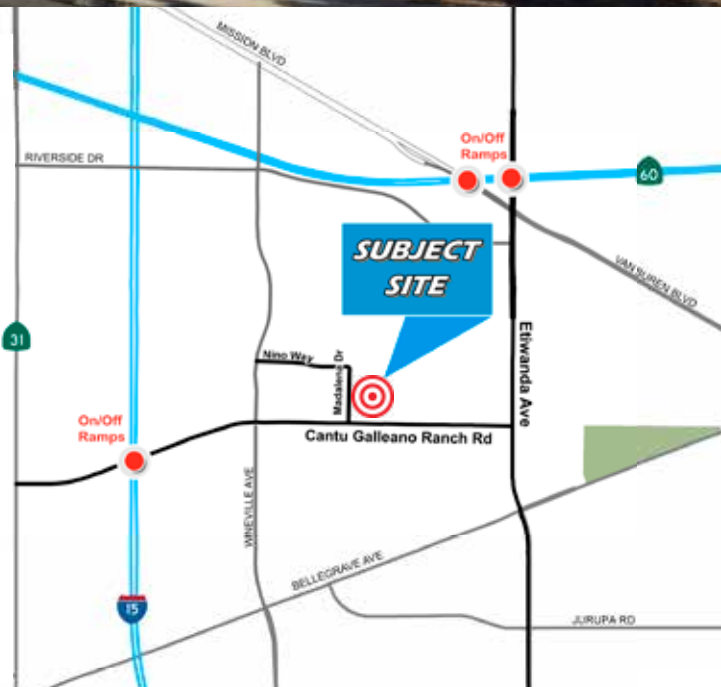
11455 CANTU GALLEANO RANCH ROAD

Alere Property Group, LLC



## Property Features:

- > +/- 177,120 SF Industrial Warehouse For Lease
- > Part of the Larger +/- 417,720 SF Building
- > +/- 3,500 SF of Office Space with Conference Room
- > 21 DH Doors with Swing Arms and Outlets (14 with Pit Levelers)
- > 1 Grade Level Door, ESFR Sprinkler System
- > 30' Minimum Warehouse Clearance Height
- > 187' Secured Truck Court with 20 Trailer Spaces
- > 50' x 52' Typical Column Spacing
- > 400 Amps, 277/480 Volt Power, Aprox. 113 Auto Stalls
- > Motion Sensored Warehouse Lighting, 2.5% Skylights
- > Guard Shack at Gate with HVAC
- > Immediate Access to I-15 & 60 Freeways



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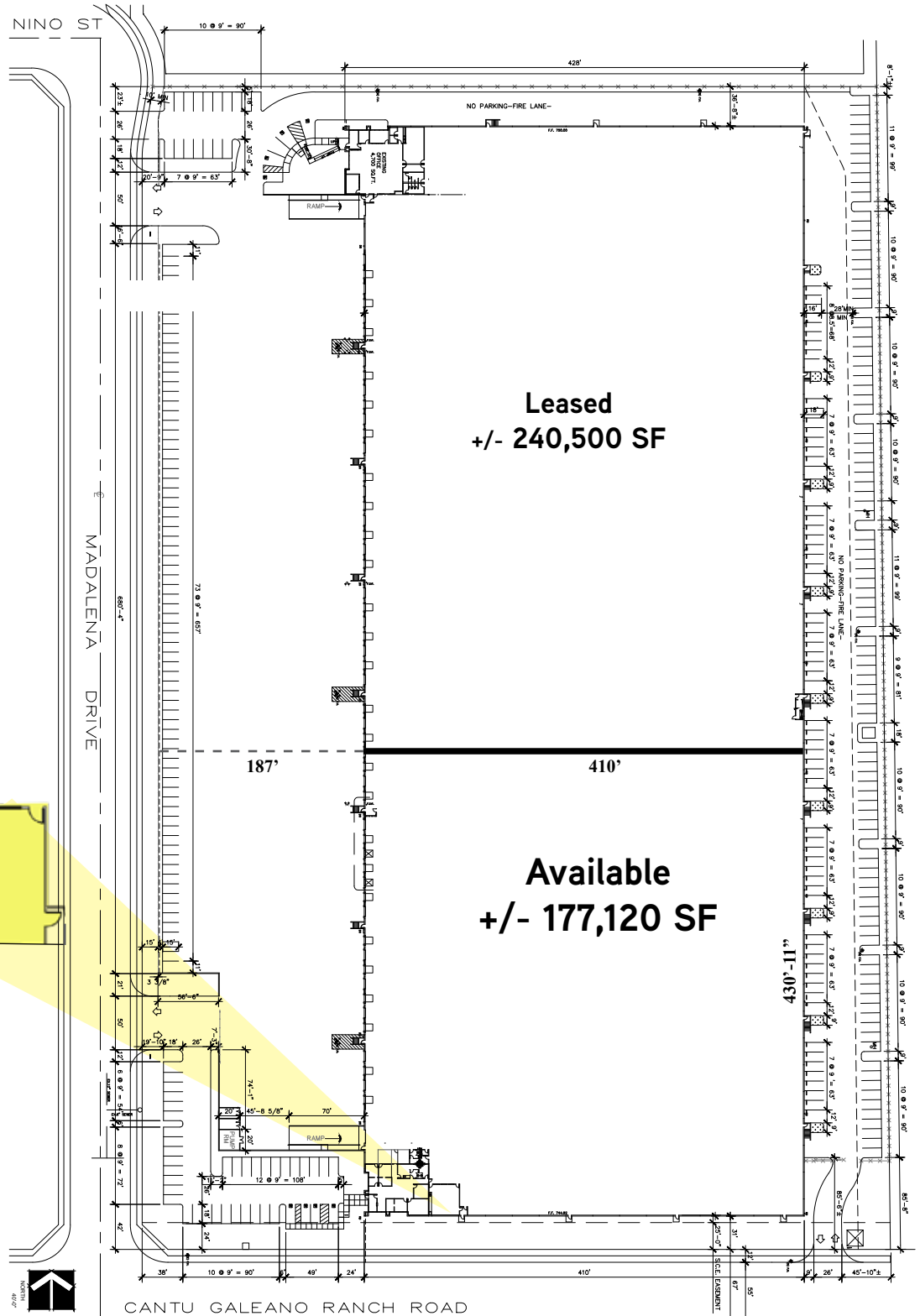
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Office Space  
+/- 3500 SF

Leased  
+/- 240,500 SF

Available  
+/- 177,120 SF



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