



PGIM REAL ESTATE



AGUAMANSA

— *COMMERCE PARK* —

6250 CLINKER DR, BUILDING 3
JURUPA VALLEY / CALIFORNIA

A JOINT VENTURE OF CT REALTY
AND PGIM REAL ESTATE

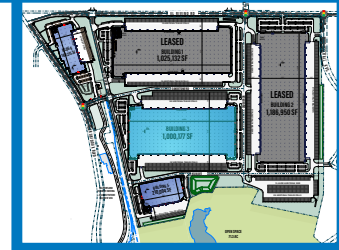
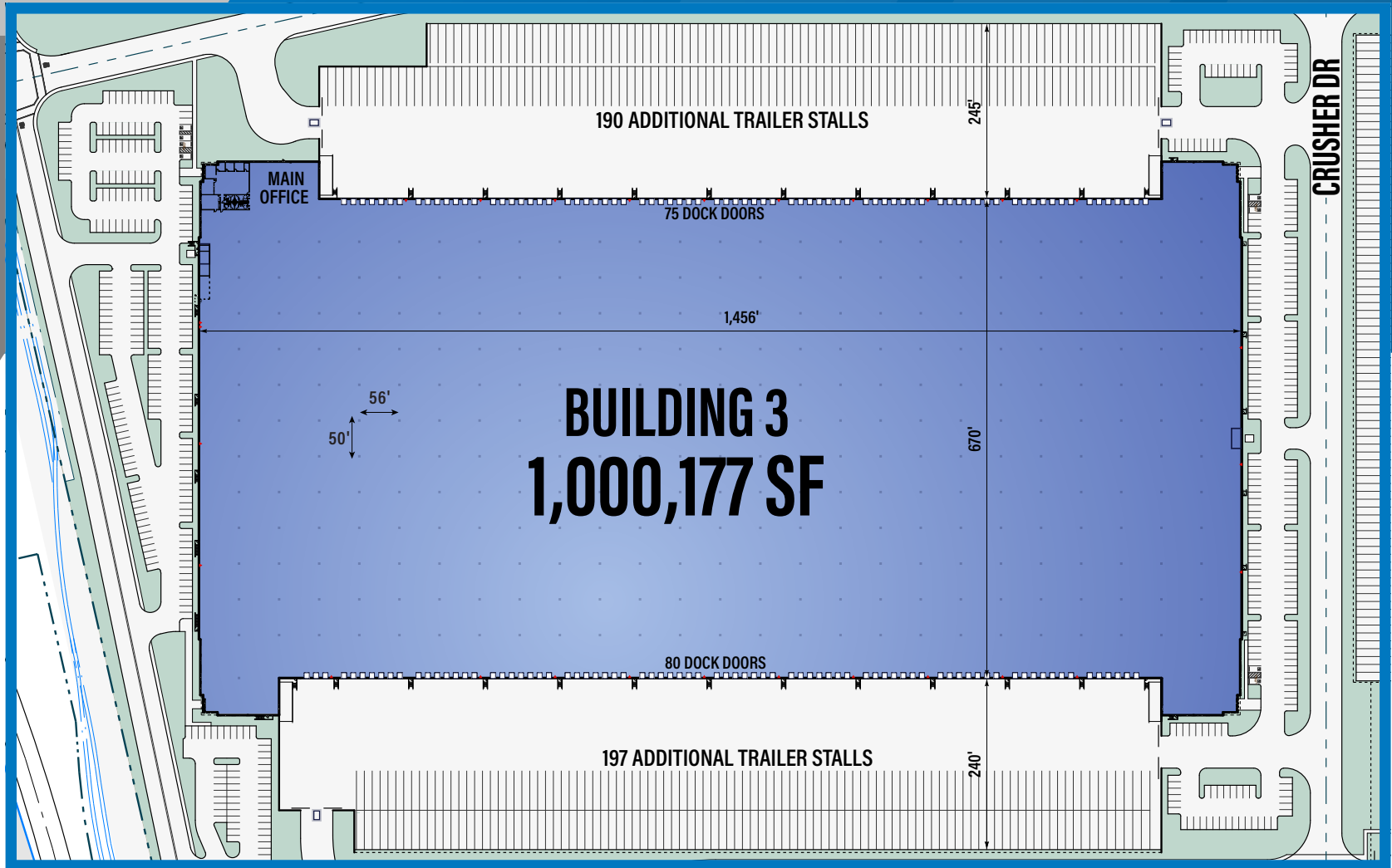
AVAILABLE FOR
IMMEDIATE OCCUPANCY

1,000,177 SF
(EXPANDABLE UP TO 1,155,000 SF)

[VIEW WEBSITE](#)

CBRE

SITE PLAN



BUILDING FEATURES

STATE-OF-THE-ART CONSTRUCTION



1,000,177
SQ. FT.



51
ACRES



40'
CLEAR
HEIGHT



155

DOCK HIGH DOORS
9'W x 10'H

Z-GUARDS AT ALL DOOR JAMBS
40,000 LB MECHANICAL PIT LEVELERS
ON 82 DOCK DOORS WITH DOCK SEALS
2 DOCK BUMPERS PER LEVELER &
DOCK SEALS



4

GRADE LEVEL DOORS
12'W x 15'H
MANUAL CHAIN HOIST
Z-GUARDS AT ALL DOOR JAMBS



**FORKLIFT
CHARGING**
INFRASTRUCTURE
(5 STATIONS)



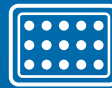
387
TRAILER
PARKING



464
AUTO
PARKING



240'
TRUCK
COURT(S)



LIGHTING

WAREHOUSE LED LIGHTING W/
EMERGENCY LIGHTING
EXPANDABLE FOR TENANT'S NEEDS

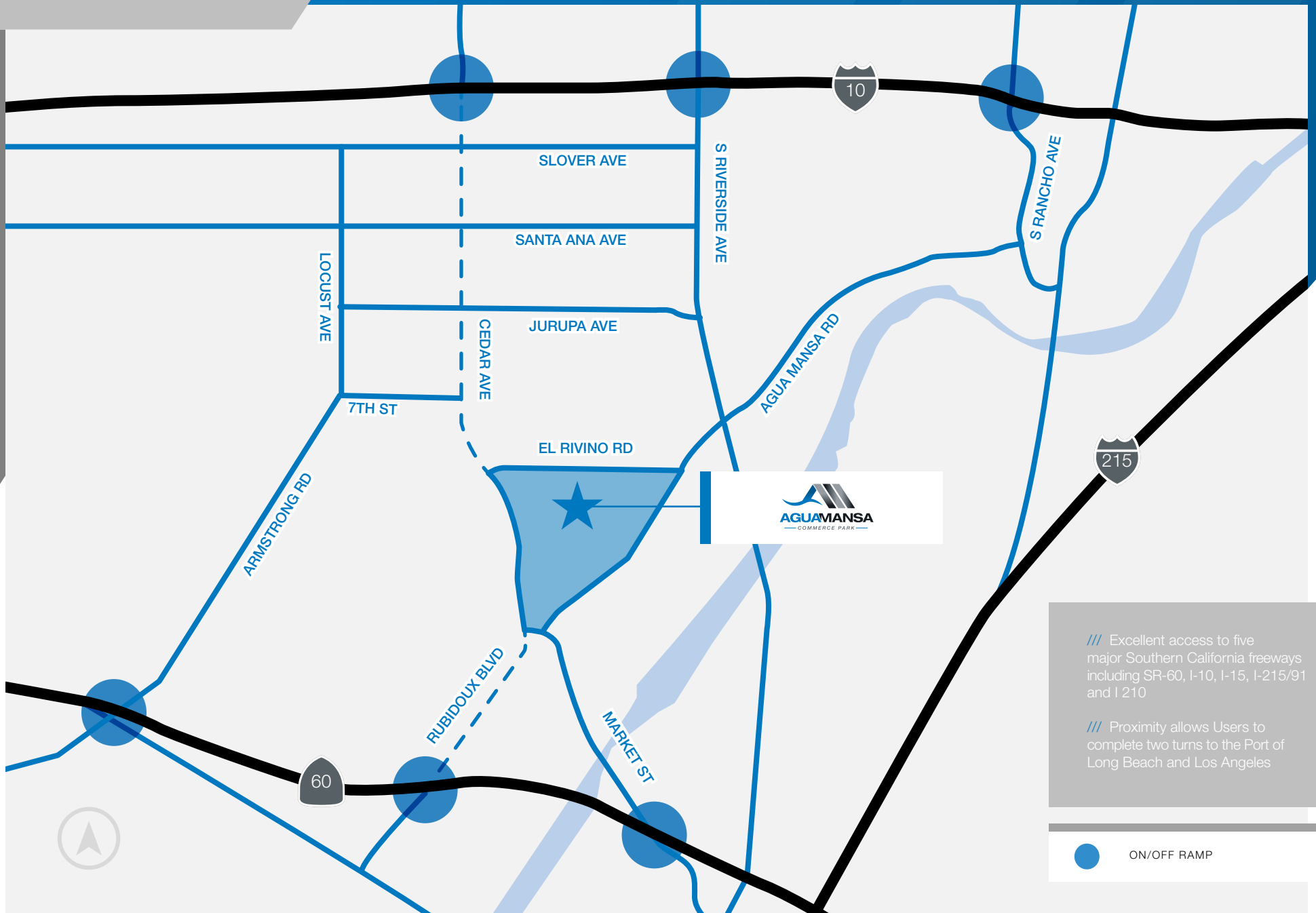


4,286 SF

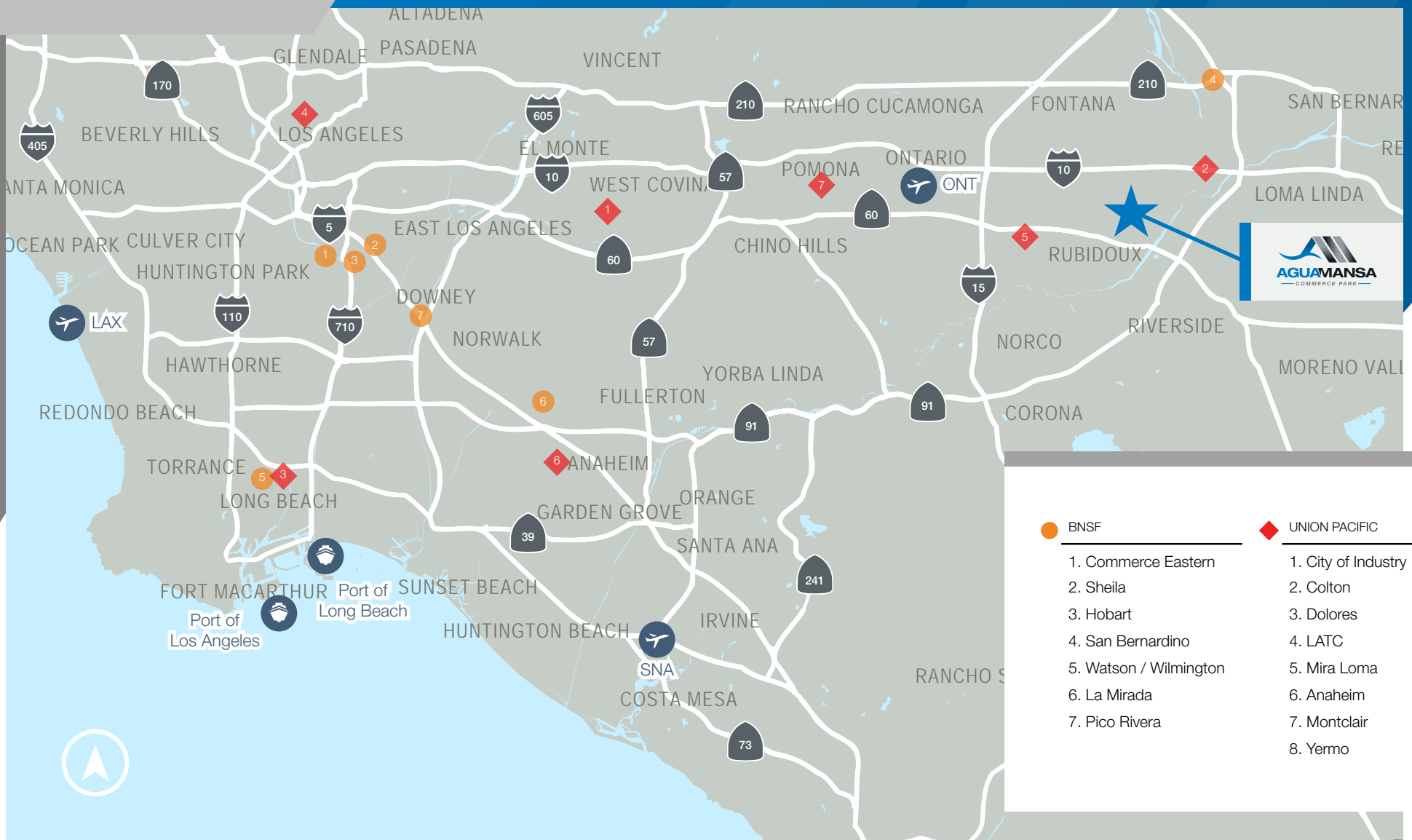
SPEC OFFICE
10' CEILING HEIGHT, CONFERENCE ROOM,
532 SF BREAKROOM, & 2 RESTROOMS





LOCAL MAP



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



1.5 MILES



2.6 MILES



4.0 MILES



7.6 MILES



SAN BERNARDINO INT'L AIRPORT

12.2 MILES



14.4 MILES



ONTARIO INT'L AIRPORT

15.0 MILES



PORT OF LONG BEACH

62.3 MILES



PORT OF LOS ANGELES

65.2 MILES

LOCAL TENANTS IN THE AREA



DAN DE LA PAZ
Vice Chairman
Lic. 01233784
+1 909 418 2169
dan.delapaz@cbre.com

JEFF FRITCH
Senior Vice President
Lic. 01857956
+1 909 418 2075
jeff.fritch@cbre.com

DARLA LONGO
Vice Chairman
Lic. 00639911
+1 909 418 2105
darla.longo@cbre.com

BARBARA PERRIER
Vice Chairman
Lic. 00969169
+1 213 613 3033
barbara.perrier@cbre.com



www.AguaMansaCommercePark.com

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