



PGIM REAL ESTATE



5890 SANDSTONE RD, BUILDING 6
JURUPA VALLEY / CALIFORNIA

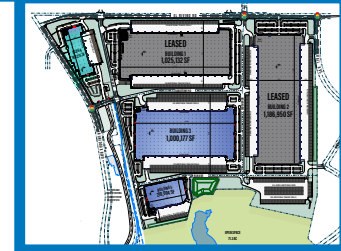
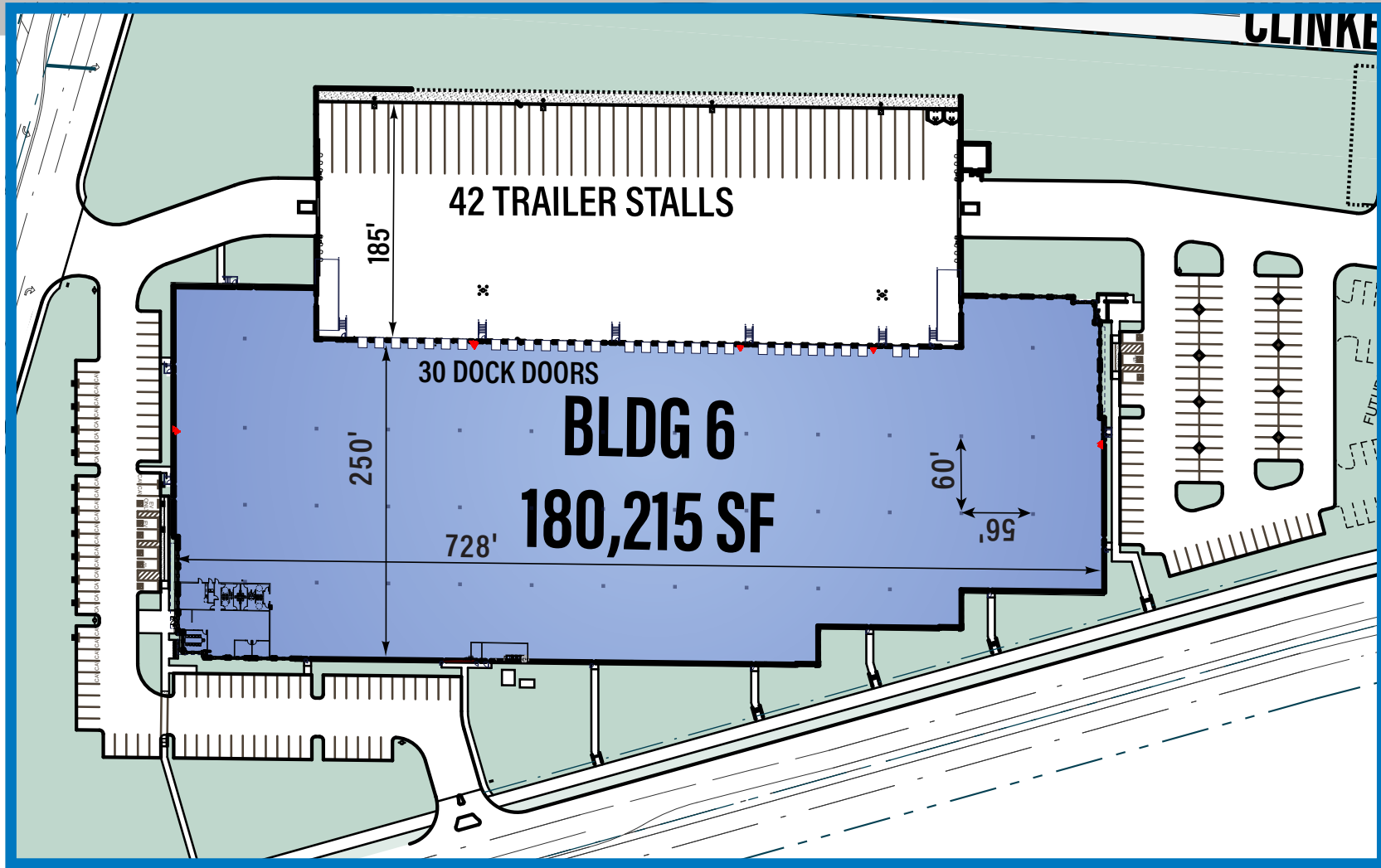
A JOINT VENTURE OF CT REALTY
AND PGIM REAL ESTATE

AVAILABLE FOR
IMMEDIATE OCCUPANCY

180,215 SF
(EXPANDABLE UP TO 200,000 SF)

[VIEW WEBSITE](#)

CBRE



BUILDING FEATURES

STATE-OF-THE-ART CONSTRUCTION



180,215
SQ. FT.



13.3
ACRES



36'
CLEAR
HEIGHT



30

DOCK HIGH DOORS
9'W X 10'H

Z-GUARDS AT ALL DOOR JAMBS

40,000 LB MECHANICAL PIT LEVELERS
ON 15 DOCK DOORS WITH DOCK SEALS
2 DOCK BUMPERS PER LEVELER &
DOCK SEALS



2

GRADE LEVEL DOORS
12'W X 15'H

MANUAL CHAIN HOIST
Z-GUARDS AT ALL DOOR JAMBS



**FORKLIFT
CHARGING**
INFRASTRUCTURE
(7 STATIONS)



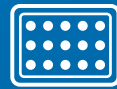
42
TRAILER
PARKING



180
AUTO
PARKING



185'
TRUCK
COURT(S)



LIGHTING

WAREHOUSE LED LIGHTING W/
EMERGENCY LIGHTING

EXPANDABLE FOR TENANT'S NEEDS



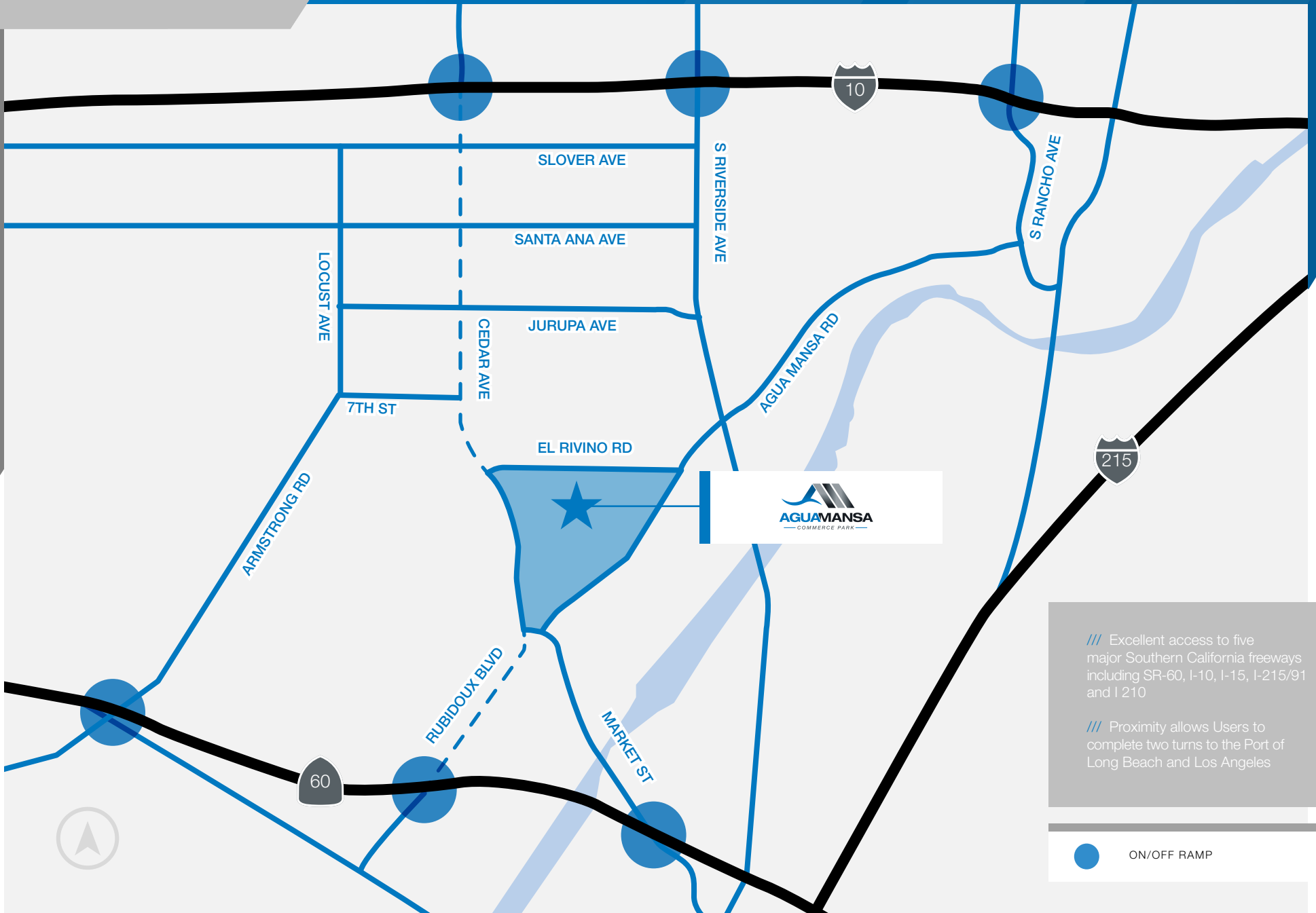
4,063 SF

SPEC OFFICE

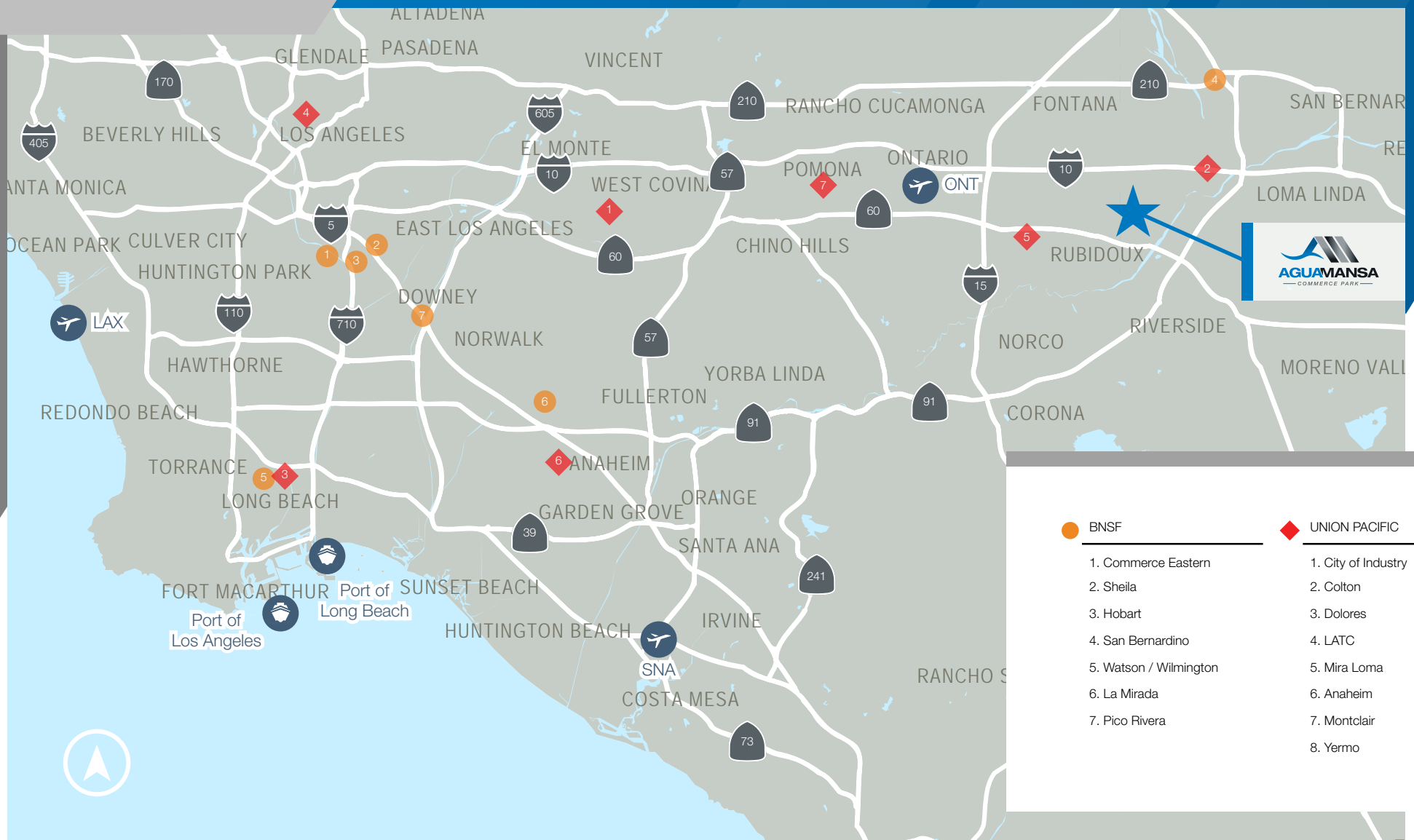
10' CEILING HEIGHT, CONFERENCE ROOM,
478 SF BREAKROOM, & 2 RESTROOMS




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. LATIC |
| 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



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