



**PGIM** REAL ESTATE



EL RIVINO RD & RUBIDOUX BLVD  
JURUPA VALLEY / CALIFORNIA

A JOINT VENTURE OF CT REALTY  
AND PGIM REAL ESTATE

5 INDUSTRIAL BUILDINGS  
AVAILABLE FOR IMMEDIATE OCCUPANCY

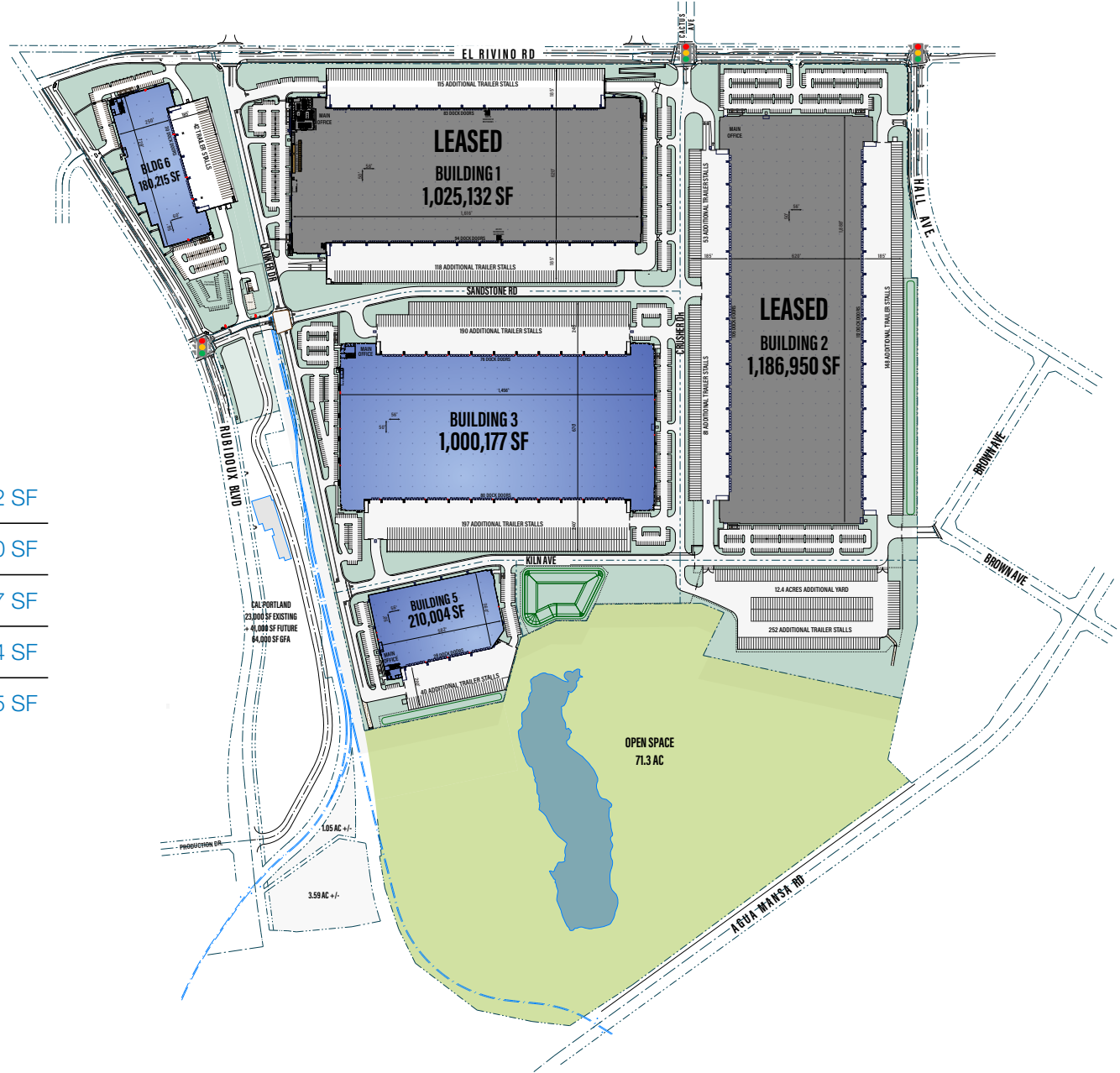
TOTALING 3,602,478 SF  
(EXPANDABLE UP TO 4,399,132 SF)

[VIEW WEBSITE](#)

**CBRE**

# SITE PLAN

BLDG 1 - <b>LEASED</b>	1,025,132 SF
BLDG 2 - <b>LEASED</b>	1,186,950 SF
BLDG 3	1,000,177 SF
BLDG 5	210,004 SF
BLDG 6	180,215 SF



CAL PORTLAND  
23,000 SF EXISTING  
+ 41,000 SF FUTURE  
84,000 SF GFA

3.59 AC +/-

1.05 AC +/-

OPEN SPACE  
71.3 AC

AQUA WALES A PKWY

BROWN AVE

HALL AVE

EL RIVINO RD

SANDSTONE RD

KILN AVE

INDUSTRY BLVD

PROVISION DR

FASTER AVE

BLDG 6  
180,215 SF

LEASED  
BUILDING 1  
1,025,132 SF

LEASED  
BUILDING 2  
1,186,950 SF

BUILDING 3  
1,000,177 SF

BUILDING 5  
210,004 SF

155 ADDITIONAL TRAILER STALLS

118 ADDITIONAL TRAILER STALLS

90 ADDITIONAL TRAILER STALLS

197 ADDITIONAL TRAILER STALLS

40 ADDITIONAL TRAILER STALLS

12.4 ACRES ADDITIONAL YARD

252 ADDITIONAL TRAILER STALLS

155 ADDITIONAL TRAILER STALLS

118 ADDITIONAL TRAILER STALLS

90 ADDITIONAL TRAILER STALLS

197 ADDITIONAL TRAILER STALLS

40 ADDITIONAL TRAILER STALLS

12.4 ACRES ADDITIONAL YARD

252 ADDITIONAL TRAILER STALLS

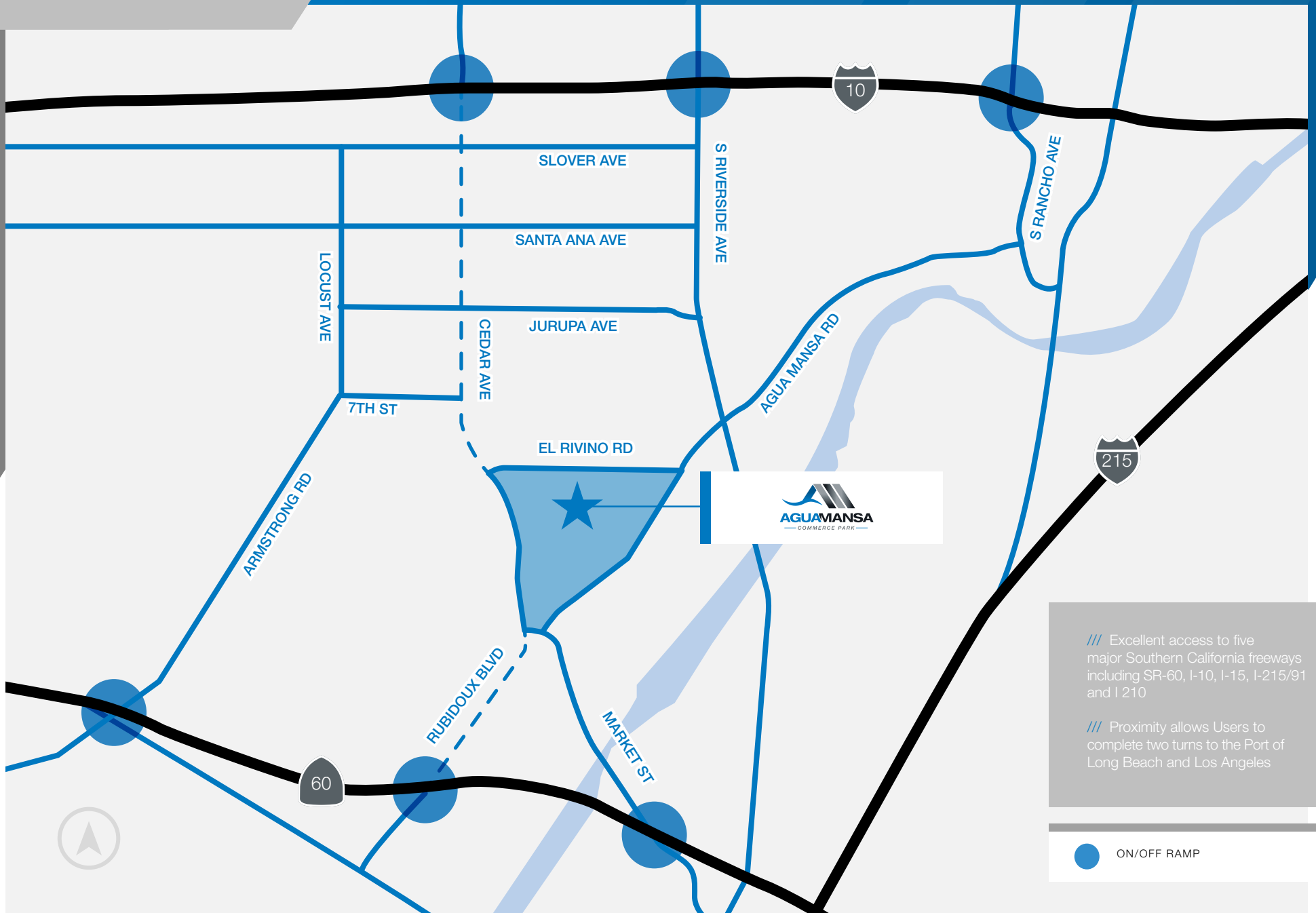
# BUILDING FEATURES

## STATE-OF-THE-ART CONSTRUCTION

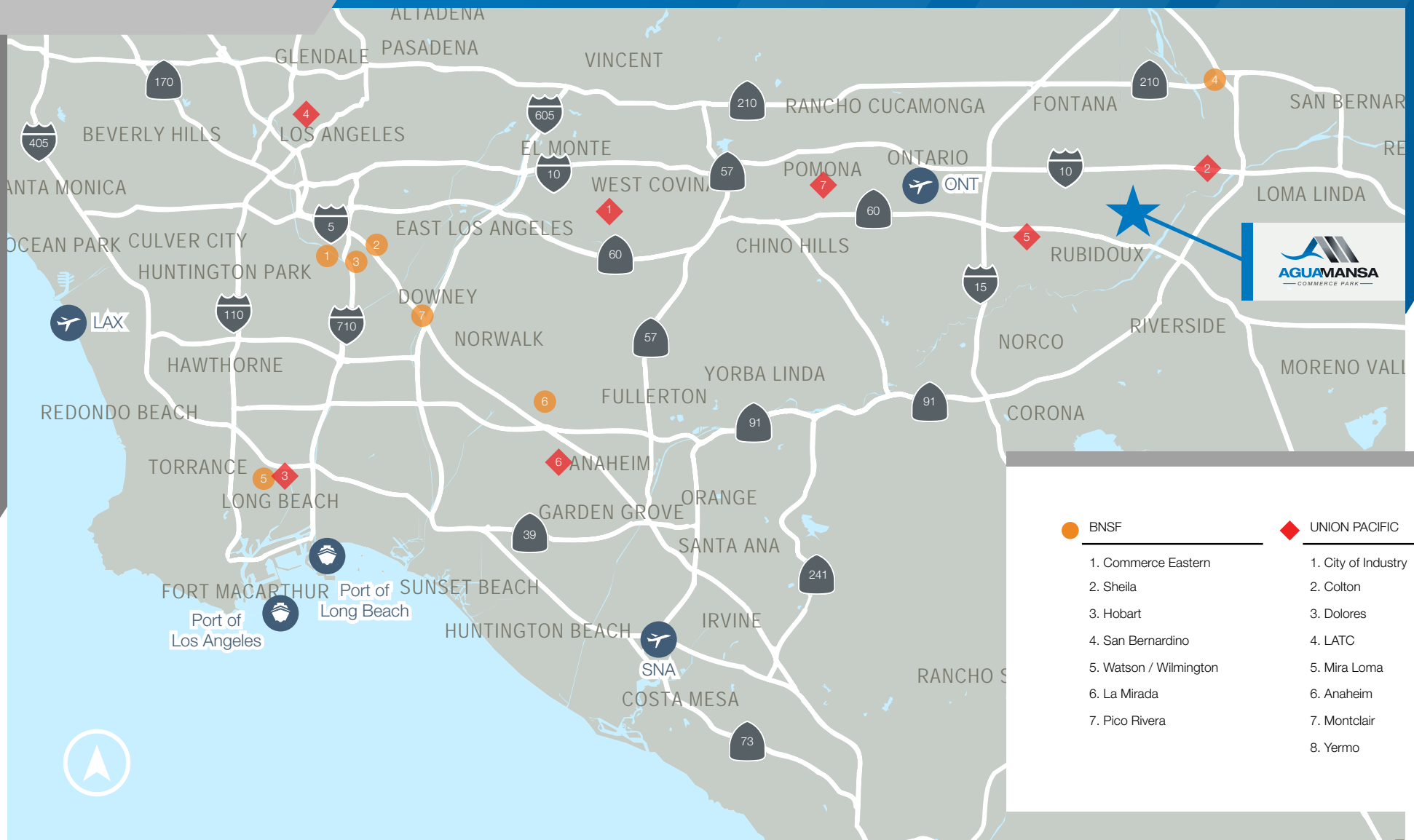
AVAILABILITY	ADDRESS	BLDG. #	SIZE SQ. FT.	ACRES	CLEAR HEIGHT	DOCK HIGH DOORS	GRADE LEVEL DOORS	TRAILER PARKING	AUTO PARKING	TRUCK COURT(S)
<b>LEASED</b>	6120 Clinker Dr	Building 1	1,025,132	50.4	40'	177	3	233	417	(2) 185'
<b>LEASED</b>	6186 Crusher Dr	Building 2	1,186,950	56.9	40'	214	4	280	610	(2) 185'
<b>LEASED</b>	Additional Yard	Building 2		12.4				252 or	887	
Available	6250 Clinker Dr	Building 3	1,000,177	51.0	40'	155	4	387	464	240'
Available	6500 Clinker Dr	Building 5	210,004	11.7	36'	28	1	40	127	200'
Available	5890 Sandstone Rd	Building 6	180,215	13.3	36'	30	2	42	180	185'



# 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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