



PGIM REAL ESTATE



6500 CLINKER DR, BUILDING 5  
JURUPA VALLEY / CALIFORNIA

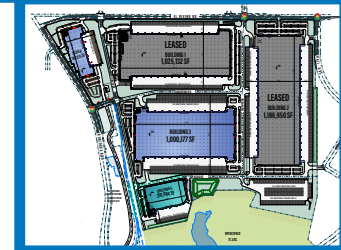
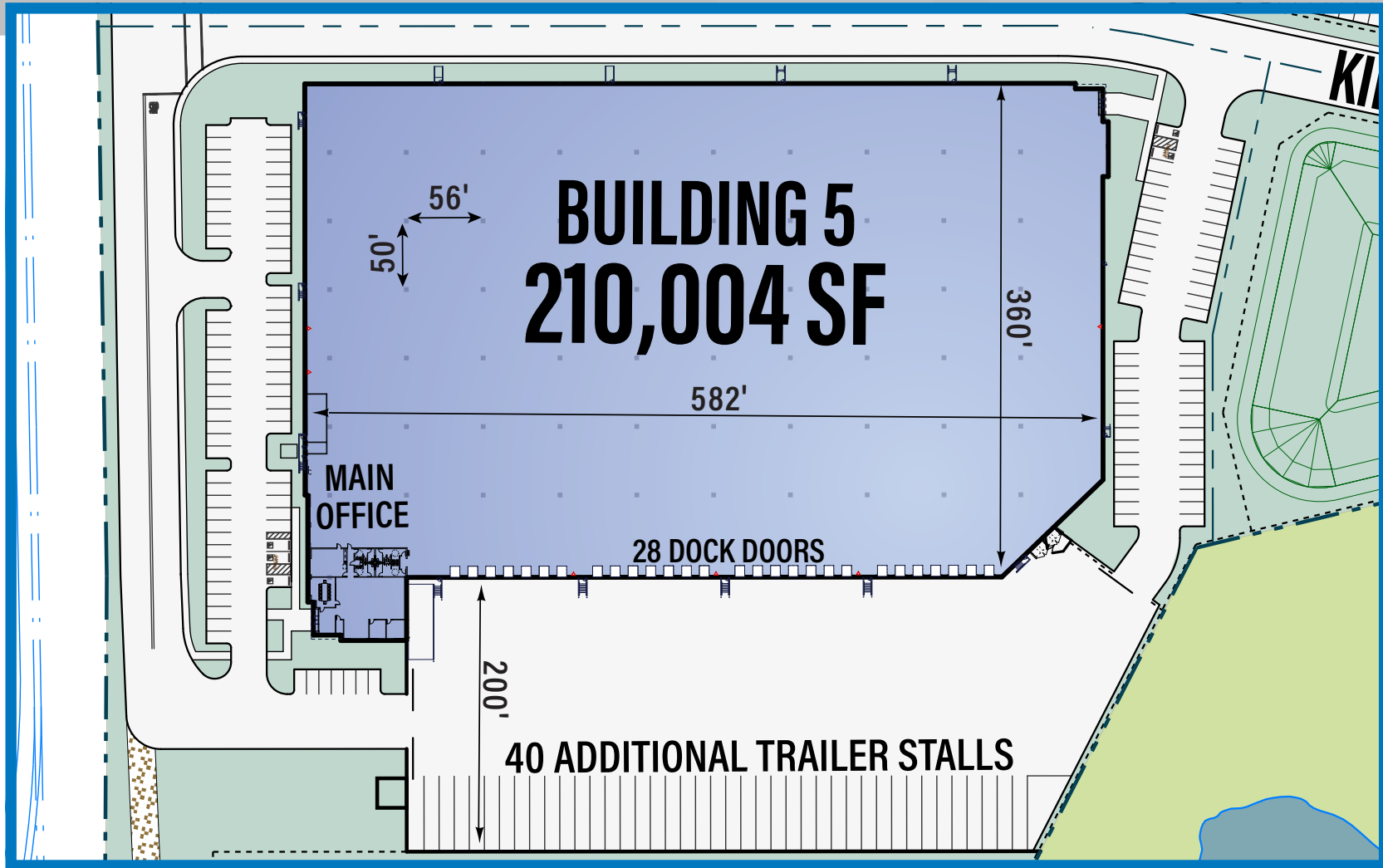
A JOINT VENTURE OF CT REALTY  
AND PGIM REAL ESTATE

AVAILABLE FOR  
IMMEDIATE OCCUPANCY

210,004 SF  
(EXPANDABLE UP TO 231,000 SF)

[VIEW WEBSITE](#)

CBRE



# BUILDING FEATURES

## STATE-OF-THE-ART CONSTRUCTION



**210,004**  
SQ. FT.



**11.69**  
ACRES



**36'**  
CLEAR HEIGHT



**28**  
DOCK HIGH DOORS  
9'W X 10'H

Z-GUARDS AT ALL DOOR JAMBS

40,000 LB MECHANICAL PIT LEVELERS  
ON 14 DOCK DOORS WITH DOCK SEALS  
2 DOCK BUMPERS PER LEVELER &  
DOCK SEALS



**1**

GRADE LEVEL DOORS  
12'W X 15'H

MANUAL CHAIN HOIST  
Z-GUARDS AT ALL DOOR JAMBS



**FORKLIFT  
CHARGING**  
INFRASTRUCTURE  
(12 STATIONS)



**40**  
TRAILER  
PARKING



**127**  
AUTO  
PARKING



**200'**  
TRUCK  
COURT(S)



### LIGHTING

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

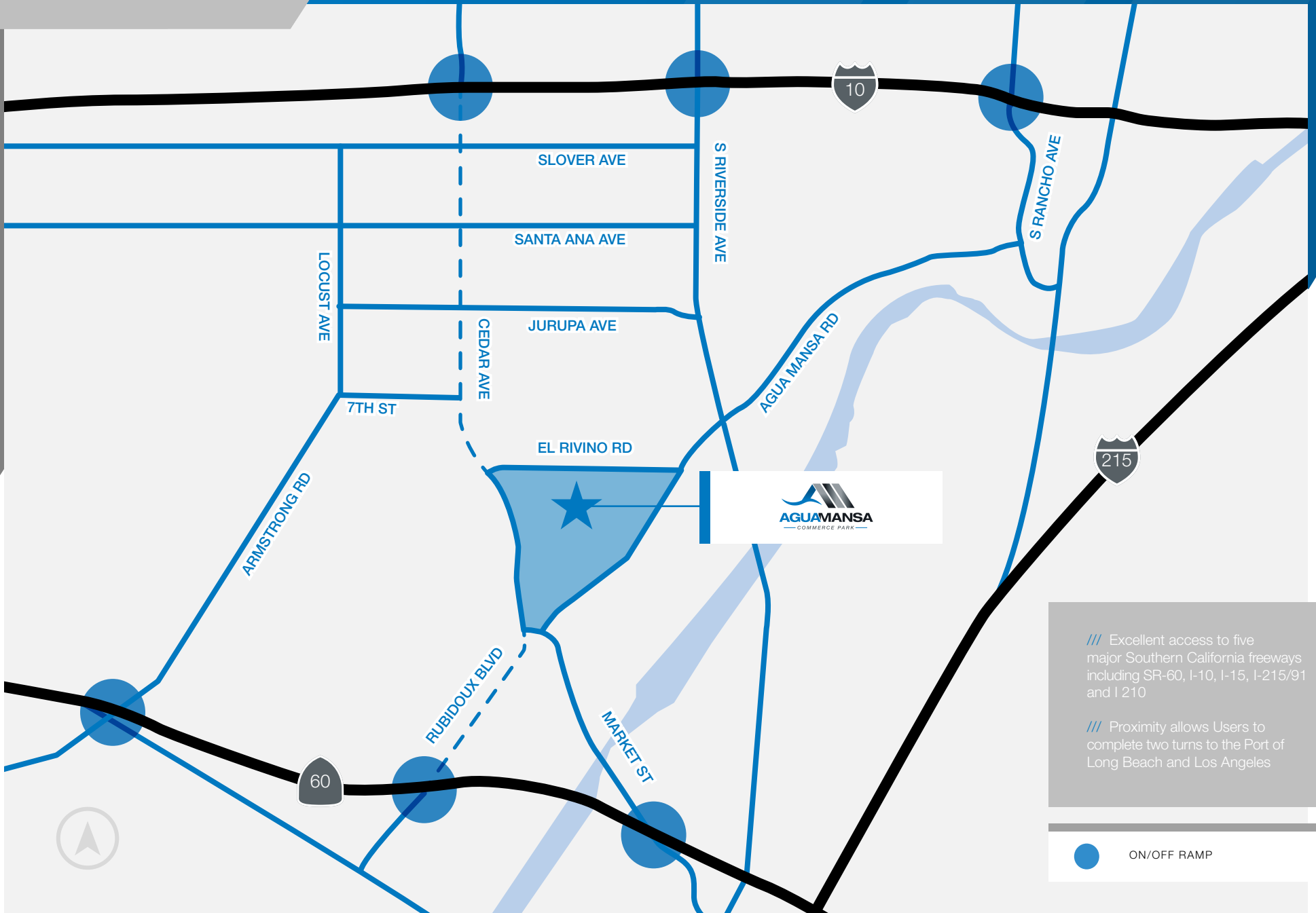


**4,475 SF**

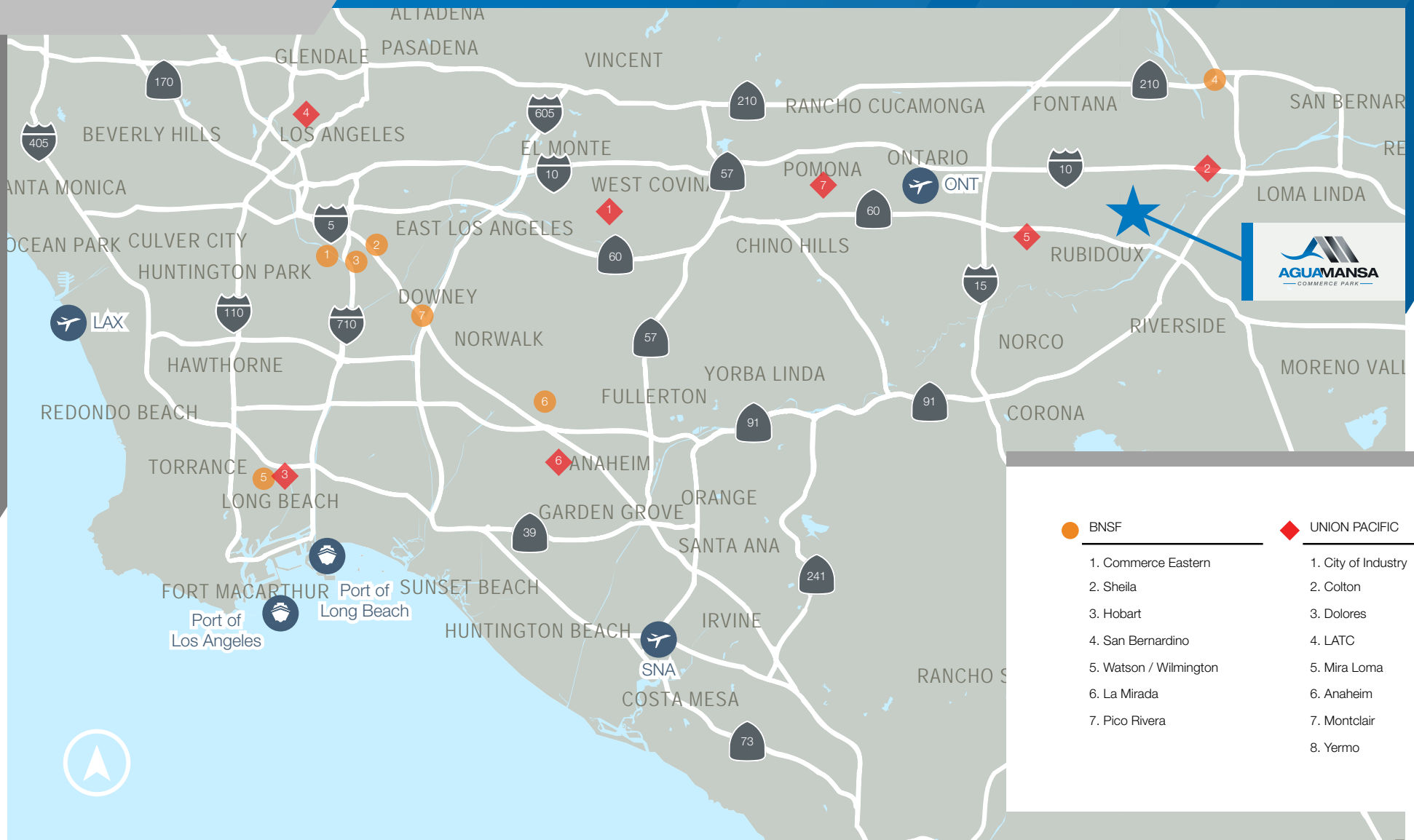
SPEC OFFICE  
10' CEILING HEIGHT, CONFERENCE ROOM,  
501 SF BREAKROOM, & 2 RESTROOMS





# 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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