

# FOR SALE

*Great Jurupa Valley Location*

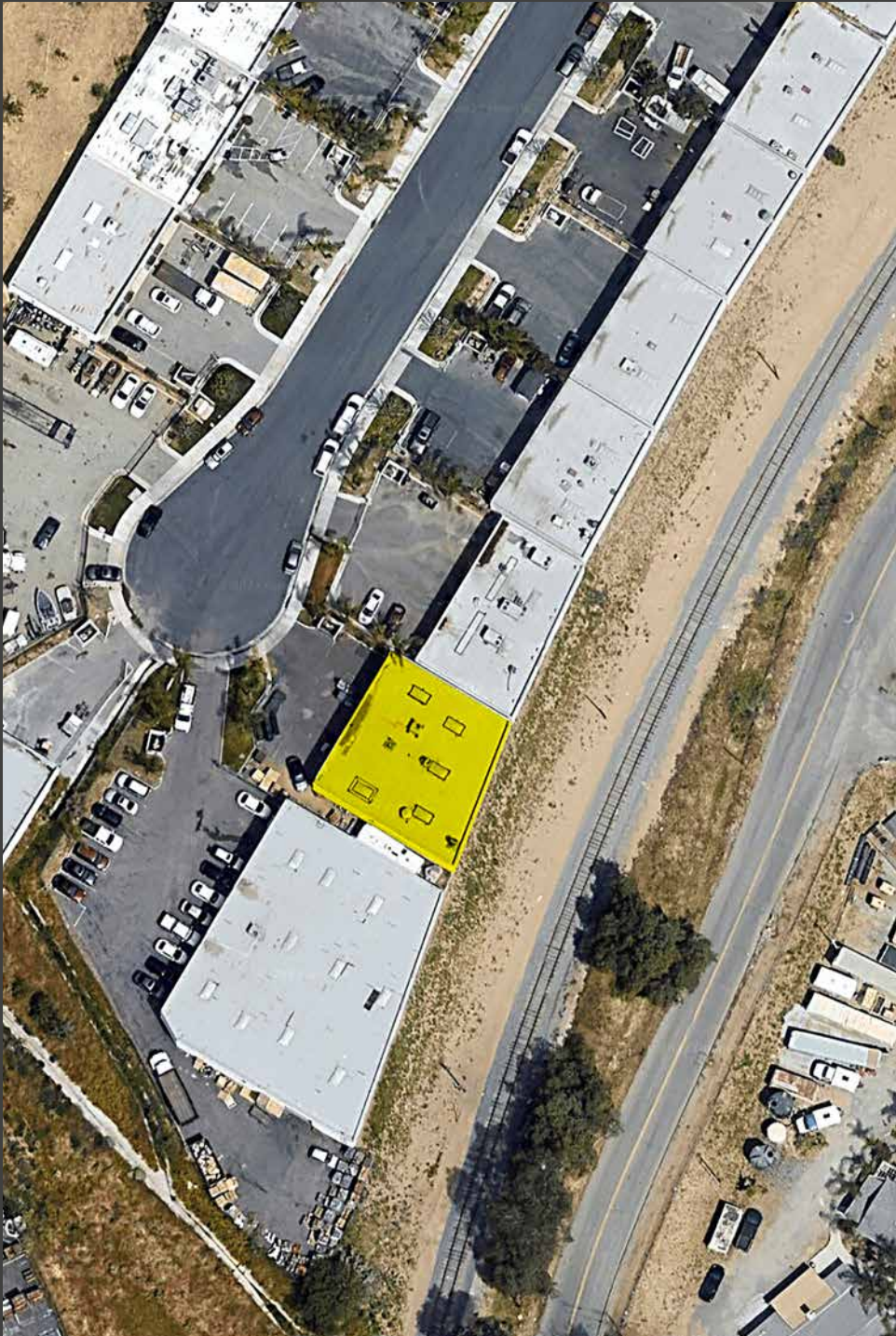
## INDUSTRIAL OWNER/USER OPPORTUNITY



*Potential SBA 504 Financing With 10% Down!*

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists





# FOR SALE

1808 CONTAINER CIRCLE  
JURUPA VALLEY, CA 92509

- Prime industrial owner/user purchase opportunity
- Currently tenant occupied
- Property can be delivered vacant before close of escrow
- Located just north of the intersection of Market St and Rubidoux Blvd
- Easy access to I-10 and 60 freeways
- Potential SBA 504 financing with 10% down

## ASKING PRICE

TBD (Call Broker)

## BUILDING SIZE

4,791 SF

## YEAR BUILT

2002

## LAND SIZE

9,148 SF

## ZONING

M-SC

## CLEARANCE HEIGHT

14'

## GROUND LEVEL LOADING

2: 10X12

## POWER

400A/277-480V 3Phase

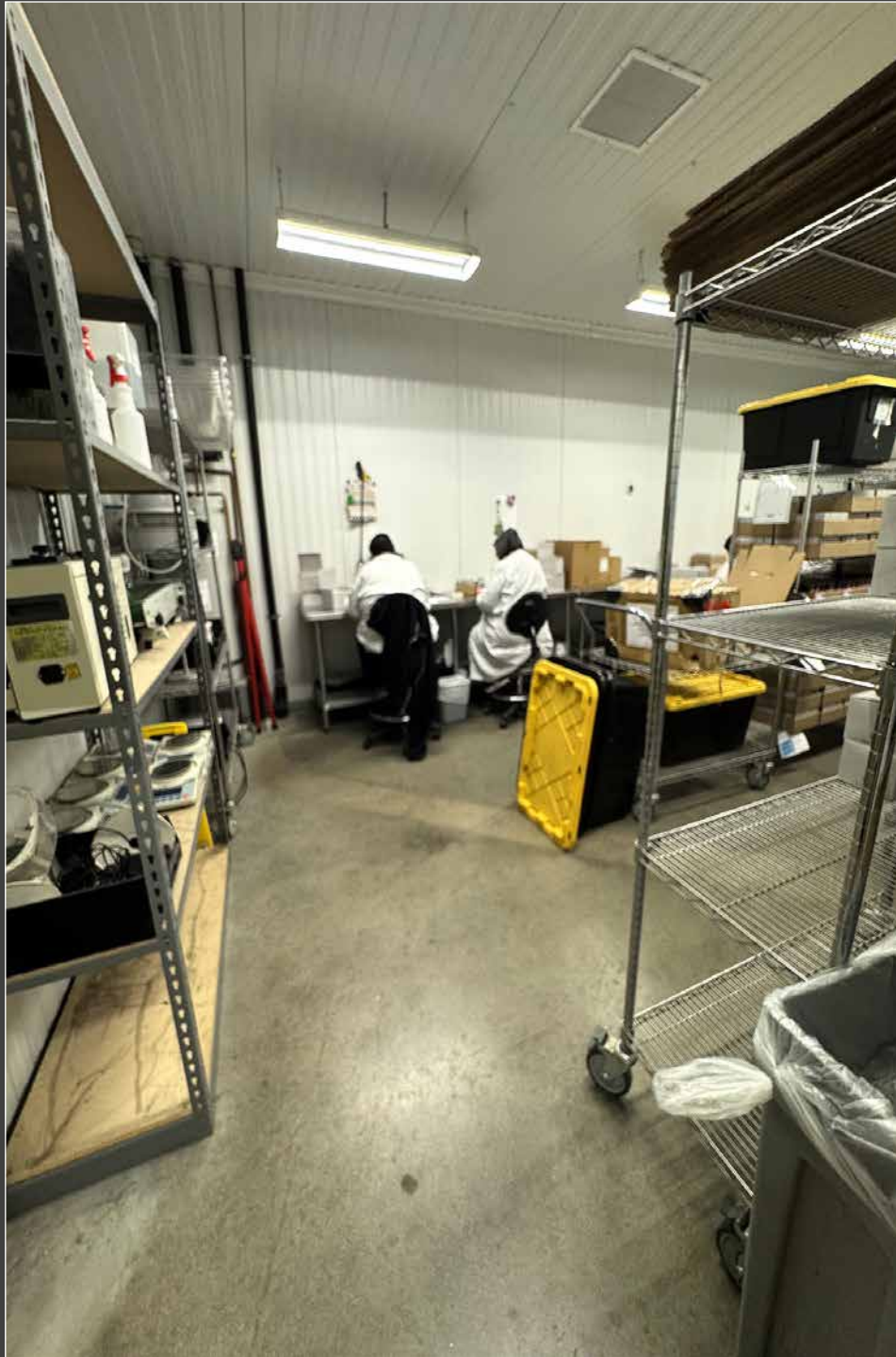
## PARKING

6 Surface Spaces

## APN

175-270-011









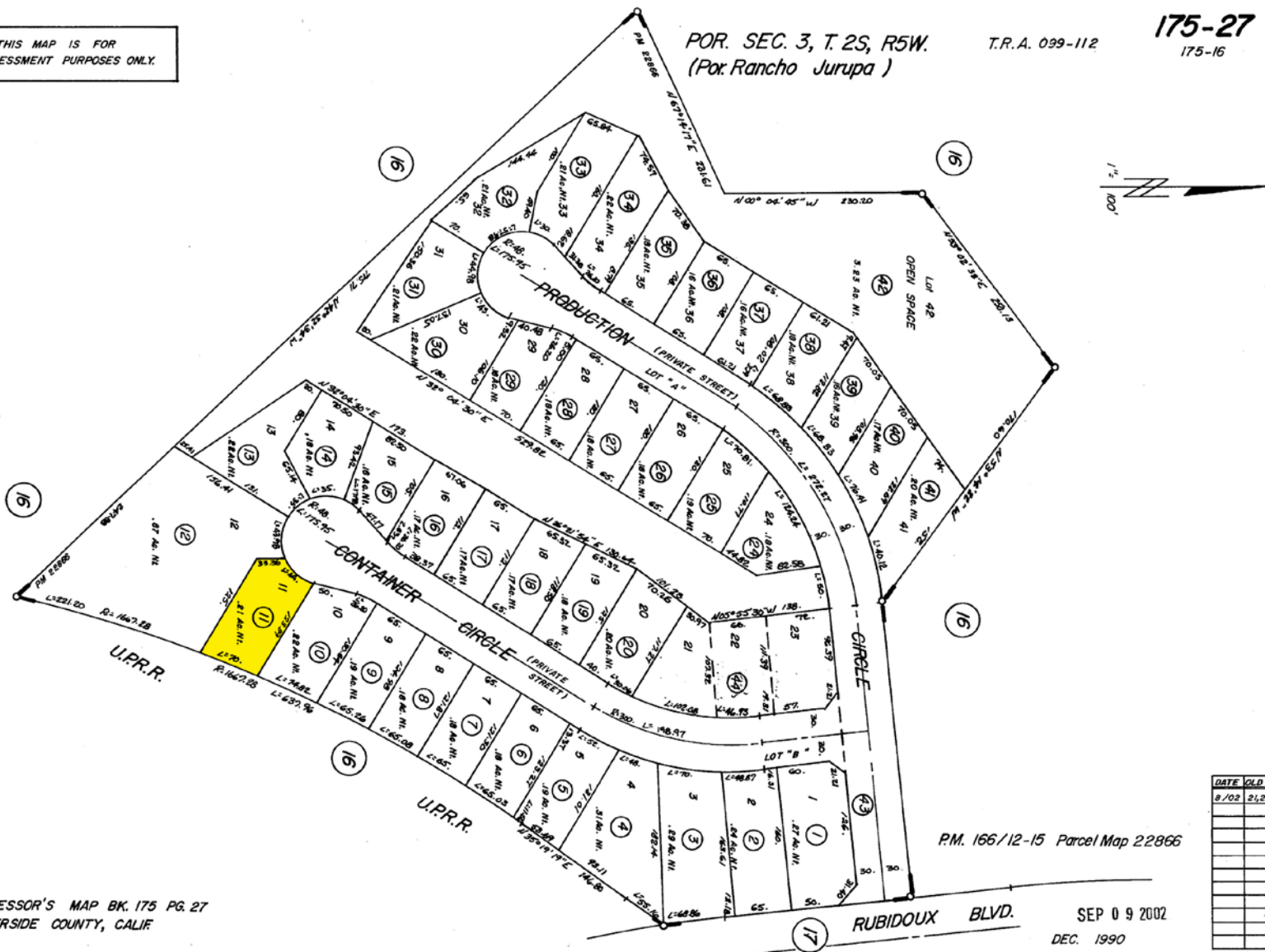
# PLAT MAP

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY.

POR. SEC. 3, T. 2S, R5W.  
(Por. Rancho Jurupa )

T.R.A. 099-112

**175-27**  
175-16



ASSESSOR'S MAP BK. 175 PG. 27  
RIVERSIDE COUNTY, CALIF.

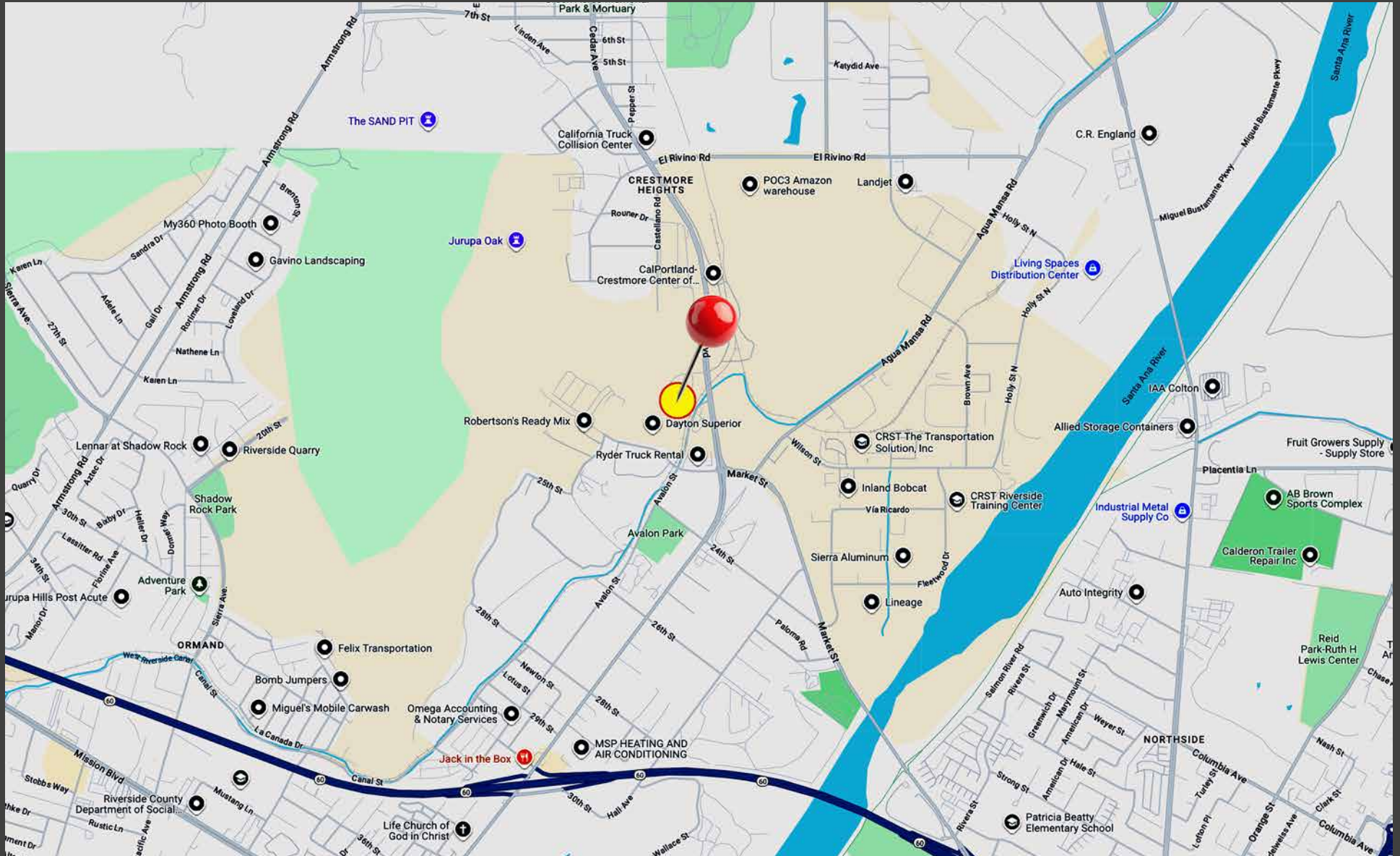
P.M. 166/12-15 Parcel Map 22866

SEP 09 2002  
DEC. 1990

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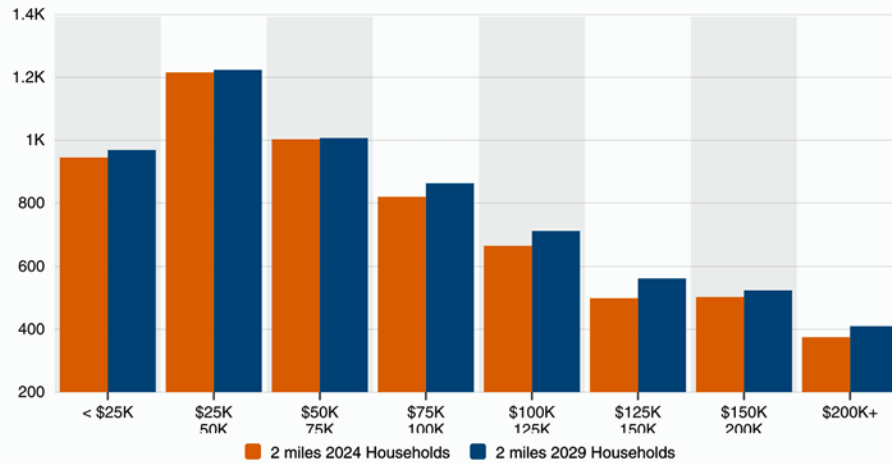
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# AREA MAP

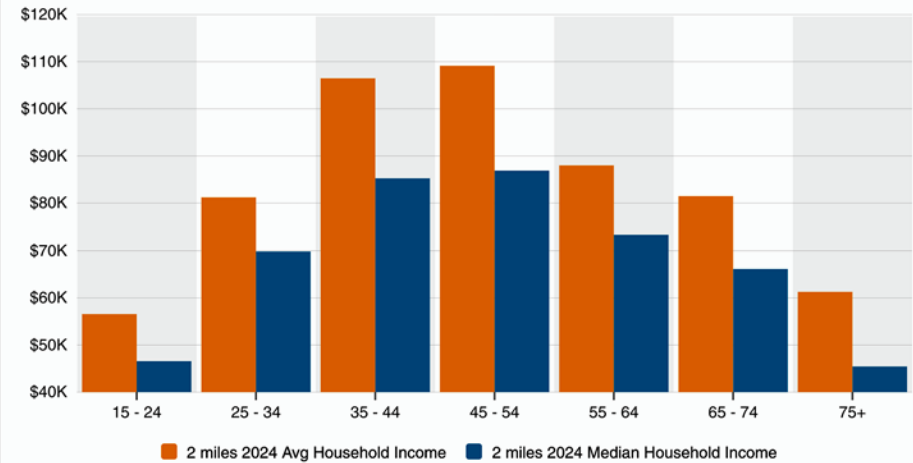


# DEMOGRAPHICS

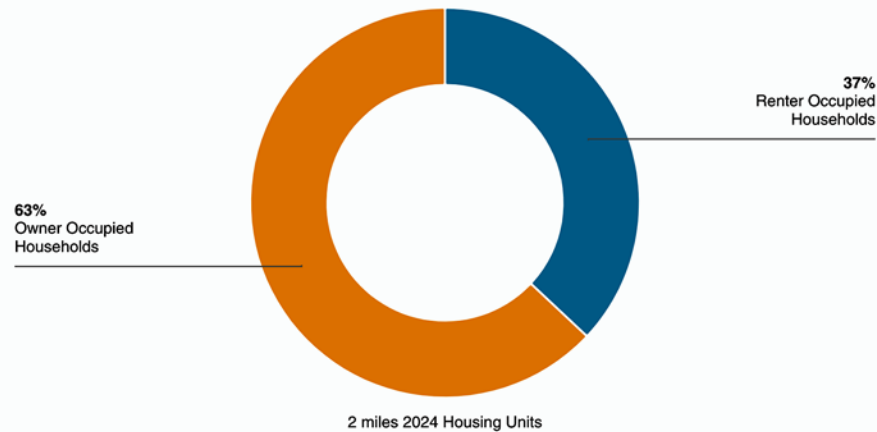
Household Income



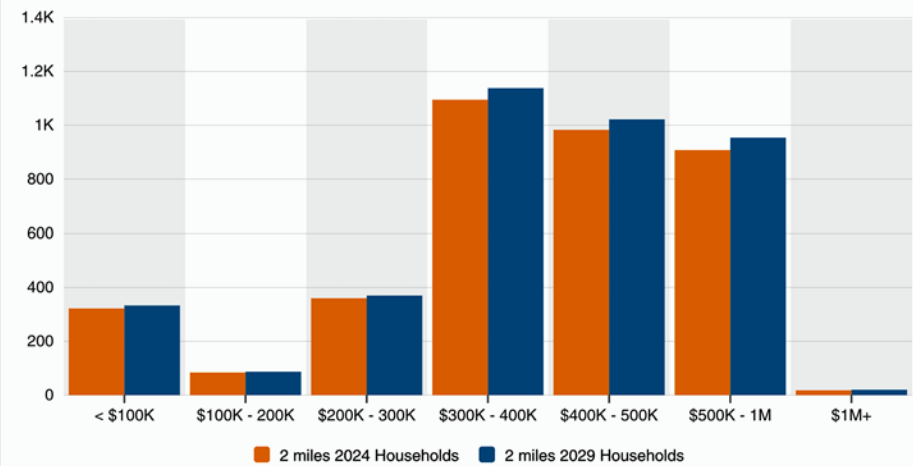
Household Income By Age



Housing Occupancy



Home Values





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*Great Jurupa Valley Location*

## INDUSTRIAL OWNER/USER OPPORTUNITY

**4,791 SF Building  
9,148 SF of Land**

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