



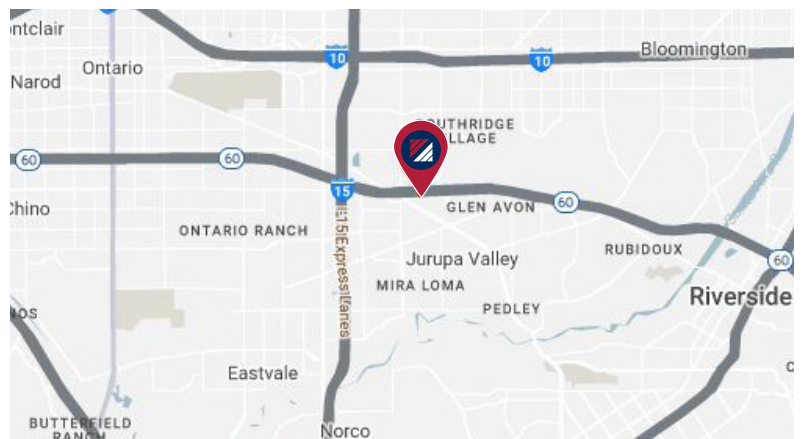
# FOR SALE

**±10,864 & ±10,212 SF | TWO ADJACENT  
SOLD INDIVIDUALLY OR AS A PORTFOLIO**

10513 & 10567 SAN SEVAINE WAY | JURUPA VALLEY | CA

## PROPERTY HIGHLIGHTS:

- Two adjacent buildings totaling ±21,067 SF
- 22' Clear Height
- Ideally located near 15 and 60 Freeways
- Power: 440 a | 277/480 v | 3PH | 4 w
- Asking Price: \$7,207,488.00

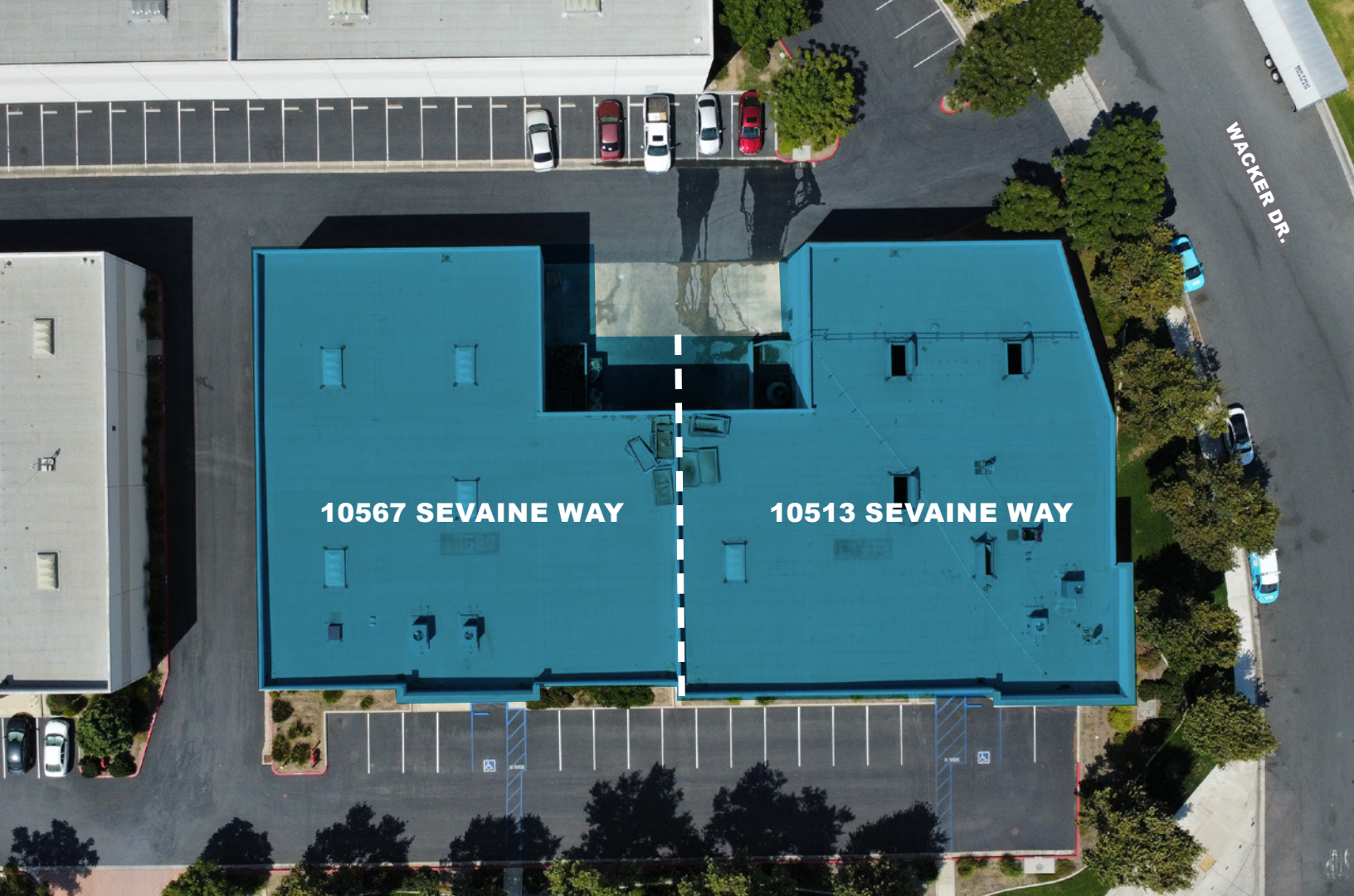


## FOR MORE INFORMATION, PLEASE CONTACT:

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## PROPERTY HIGHLIGHTS:

### 10513 SAN SEVAINE WAY:

- 10,864 SF Industrial Building
- 688 SF Office
- 895 SF Office Mezzanine
- 22' Clear Height
- One (1) Ground Level Door
- Power: 440 a | 277/480 v | 3PH | 4 w
- Asking Price: \$3,715,488.00
- APN: 156-380-003

### 10567 SAN SEVAINE WAY:

- 10,212 SF Industrial Building
- 744 SF Office
- 929 SF Office Mezzanine
- 22' Clear Height
- One (1) Ground Level Door
- Power: 440 a | 277/480 v | 3PH | 4 w
- Asking Price: \$3,492,488.00
- APN: 156-380-004

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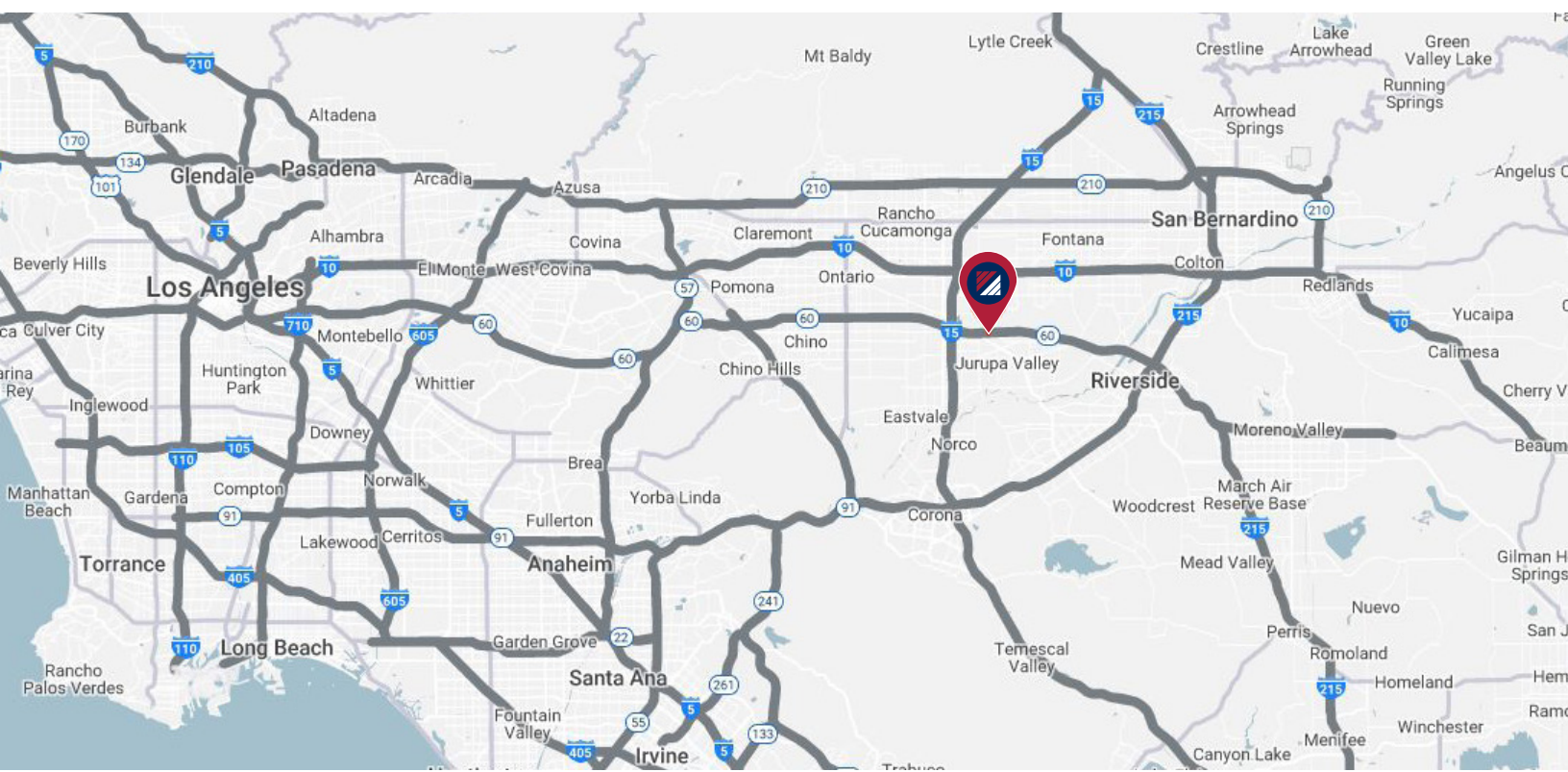
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