



39,669 CPD

LIMONITE AVE

**MAJOR PRICE
REDUCTION!
\$725,000
TO
\$675,000**

39,595 CPD

HOLLADAY ST

COLLINS ST

**±3,500 SF
BUILDING WITH
BILLBOARD
SIGNAGE**

VAN BUREN BLVD

MAIN ST

**CLICK
HERE**



8848 MAIN STREET | JURUPA VALLEY, CA 92509

**LEE &
ASSOCIATES**
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

- AVAILABLE SF: ±3,500 SF Building
- OFFICE SF: ±1,000 SF Newly Remodeled (Reception, 2 Private Offices, Breakroom w/ Full Kitchen)
- RESTROOMS: 2
- GL DOORS: 2 (10' x 10')
- BILLBOARD: Billboard Signage Facing Van Buren Blvd* (39,595 CPD on Van Buren Blvd)
- WAREHOUSE: 2 Large Warehouse Use Areas Suitable for some Automotive Uses, plus Covered Work Area (not included in Available SF)
- CLEAR HEIGHT: 12'
- YARD: Gated, Block Walls
- APN: 165-183-004 & 165-183-012 (0.26 Acres)

*** OWNER OFFERED \$1,000+/MONTH FOR BILLBOARD RENTALS**



