



PGIM REAL ESTATE



6500 CLINKER DR, BUILDING 5
JURUPA VALLEY / CALIFORNIA

A JOINT VENTURE OF CT REALTY
AND PGIM REAL ESTATE

FULLY ENTITLED

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

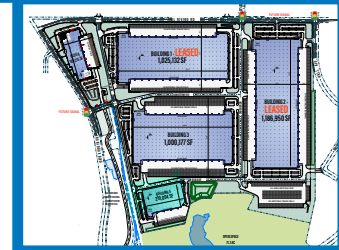
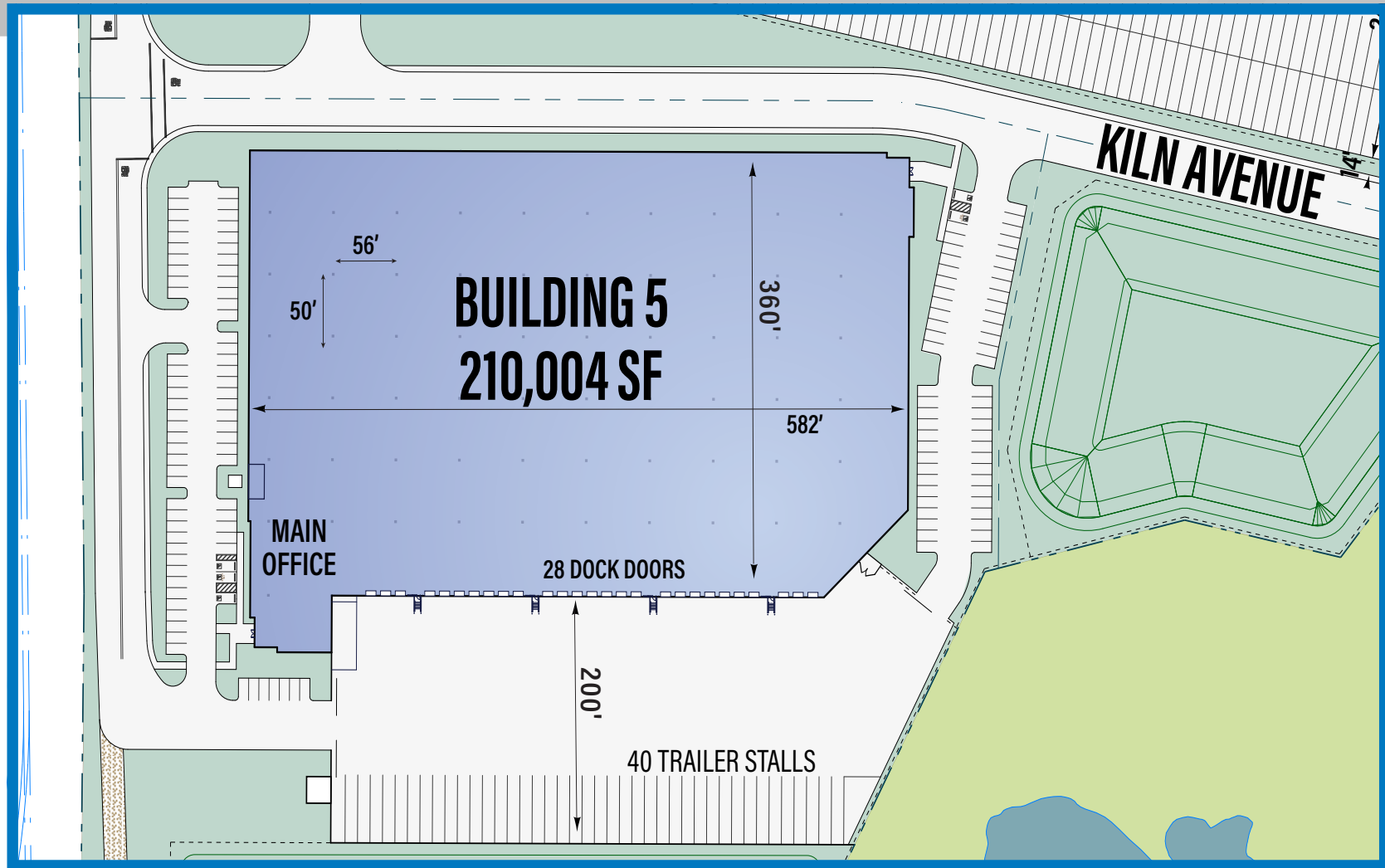
ESTIMATED COMPLETION
2023

[VIEW A VIRTUAL TOUR OF THE PARK HERE](#)

www.AguaMansaCommercePark.com

CBRE

SITE PLAN



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

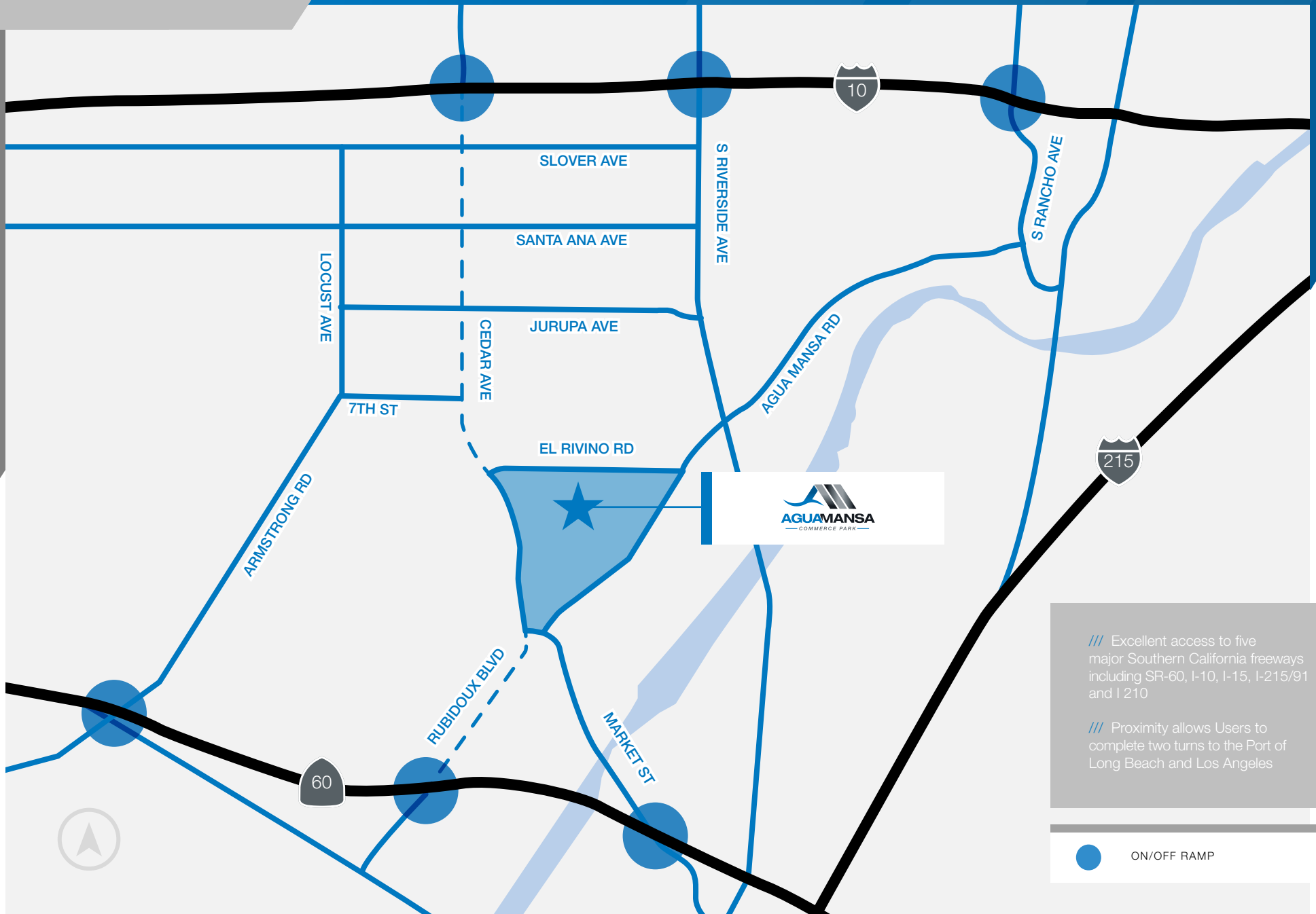


4,475 SF

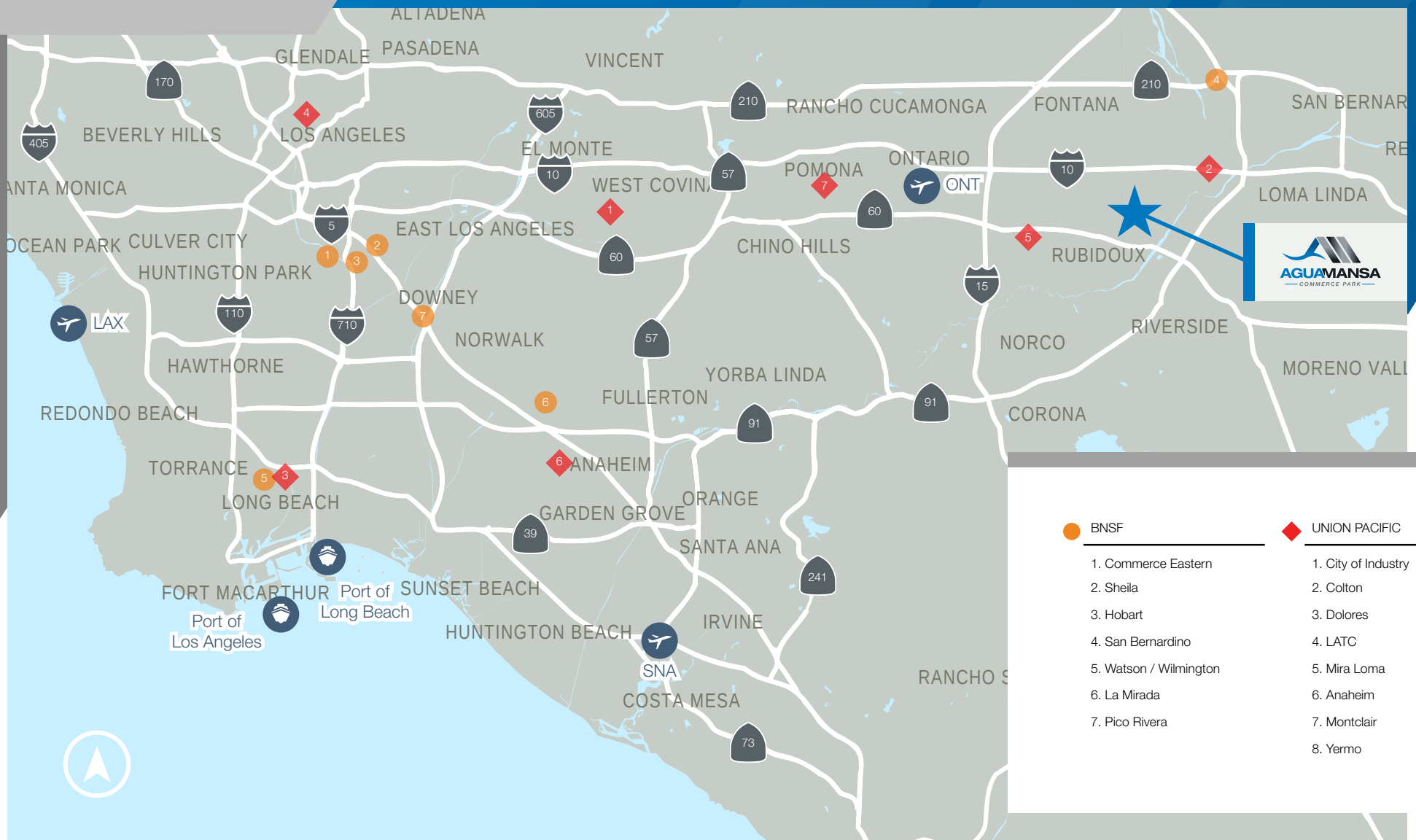
SPEC OFFICE
10' CEILING HEIGHT, CONFERENCE ROOM,
501 SF BREAKROOM, & 2 RESTROOMS



LOCAL MAP



REGIONAL MAP



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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