



**PGIM** REAL ESTATE



5890 SANDSTONE RD, BUILDING 6  
JURUPA VALLEY / CALIFORNIA

A JOINT VENTURE OF CT REALTY  
AND PGIM REAL ESTATE

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FULLY ENTITLED

**180,215 SF**  
(EXPANDABLE UP TO 200,000 SF)

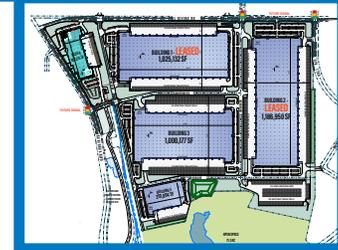
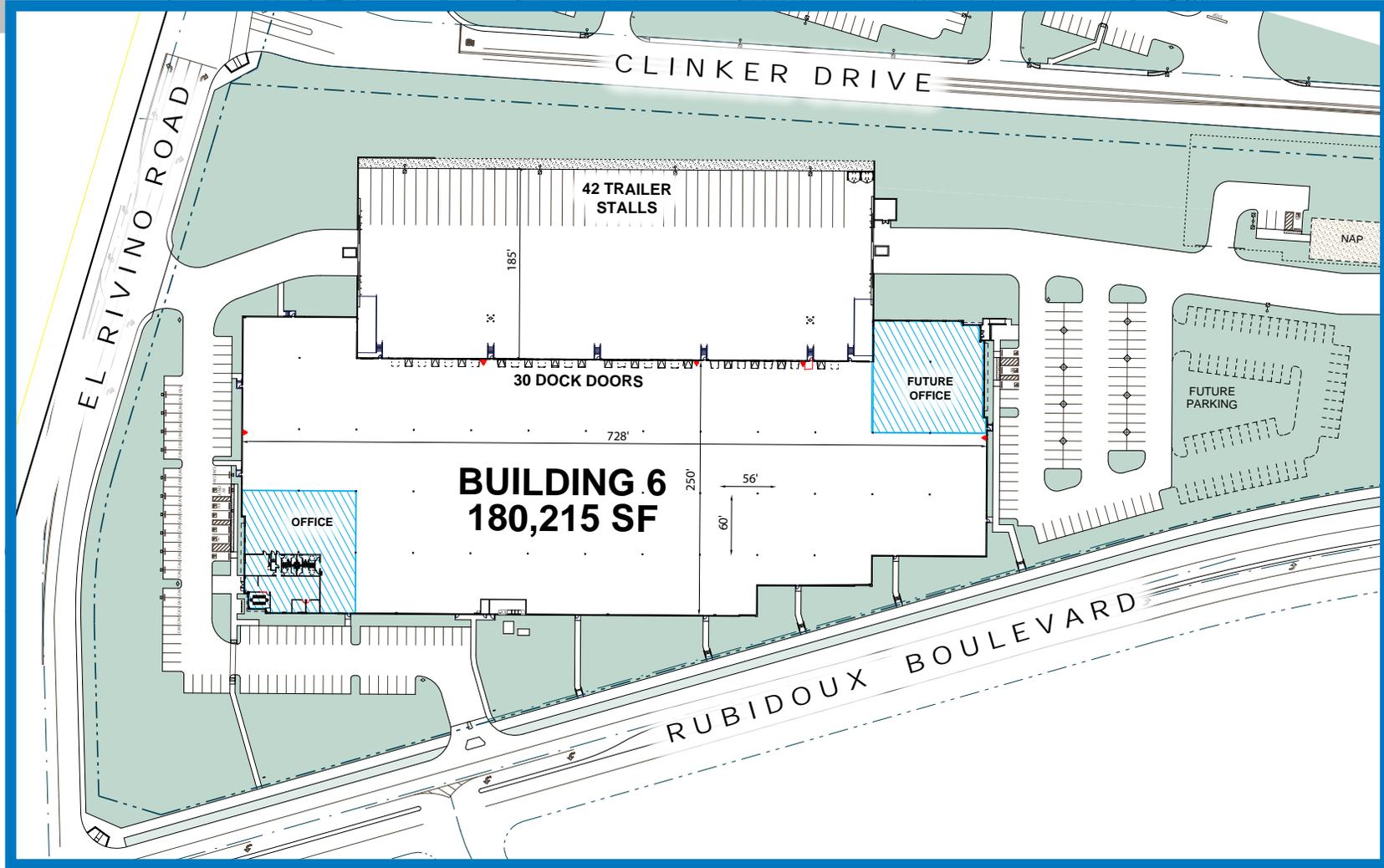
ESTIMATED COMPLETION  
2023

VIEW A VIRTUAL TOUR OF THE PARK HERE

[www.AguaMansaCommercePark.com](http://www.AguaMansaCommercePark.com)

**CBRE**

# SITE PLAN



# BUILDING FEATURES

## STATE-OF-THE-ART CONSTRUCTION



**180,215**  
SQ. FT.



**13.3**  
ACRES



**36'**  
CLEAR  
HEIGHT



**30**

DOCK HIGH DOORS  
9'W X 10'H

Z-GUARDS AT ALL DOOR JAMBS

40,000 LB MECHANICAL PIT LEVELERS  
ON 15 DOCK DOORS WITH DOCK SEALS  
2 DOCK BUMPERS PER LEVELER &  
DOCK SEALS



**2**

GRADE LEVEL DOORS  
12'W X 15'H

MANUAL CHAIN HOIST

Z-GUARDS AT ALL DOOR JAMBS



**FORKLIFT  
CHARGING**  
INFRASTRUCTURE  
(7 STATIONS)



**42**  
TRAILER  
PARKING



**180**  
AUTO  
PARKING



**190'**  
TRUCK  
COURT(S)



**LIGHTING**

WAREHOUSE LED LIGHTING W/  
EMERGENCY LIGHTING

EXPANDABLE FOR TENANT'S NEEDS



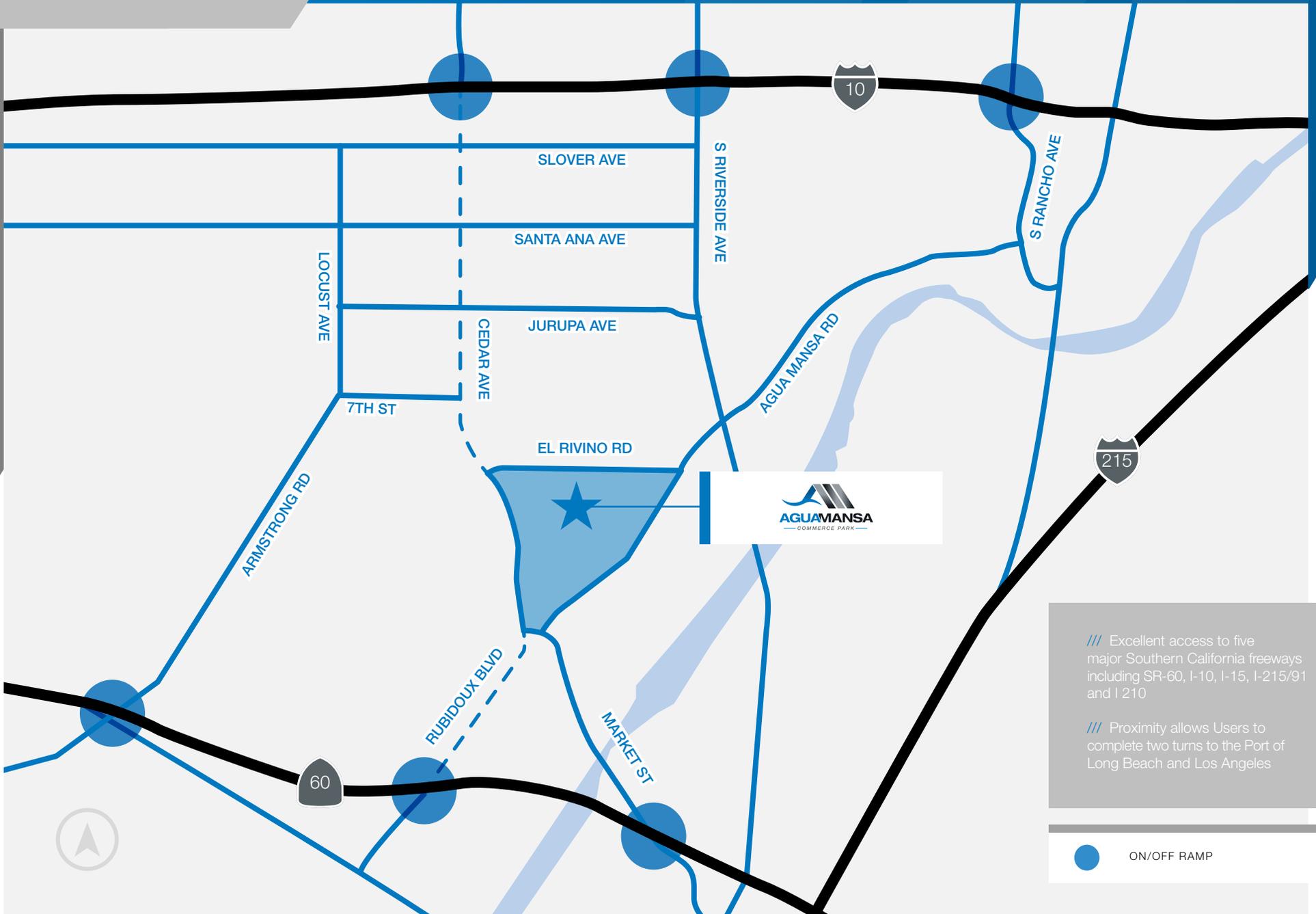
**4,063 SF**

SPEC OFFICE

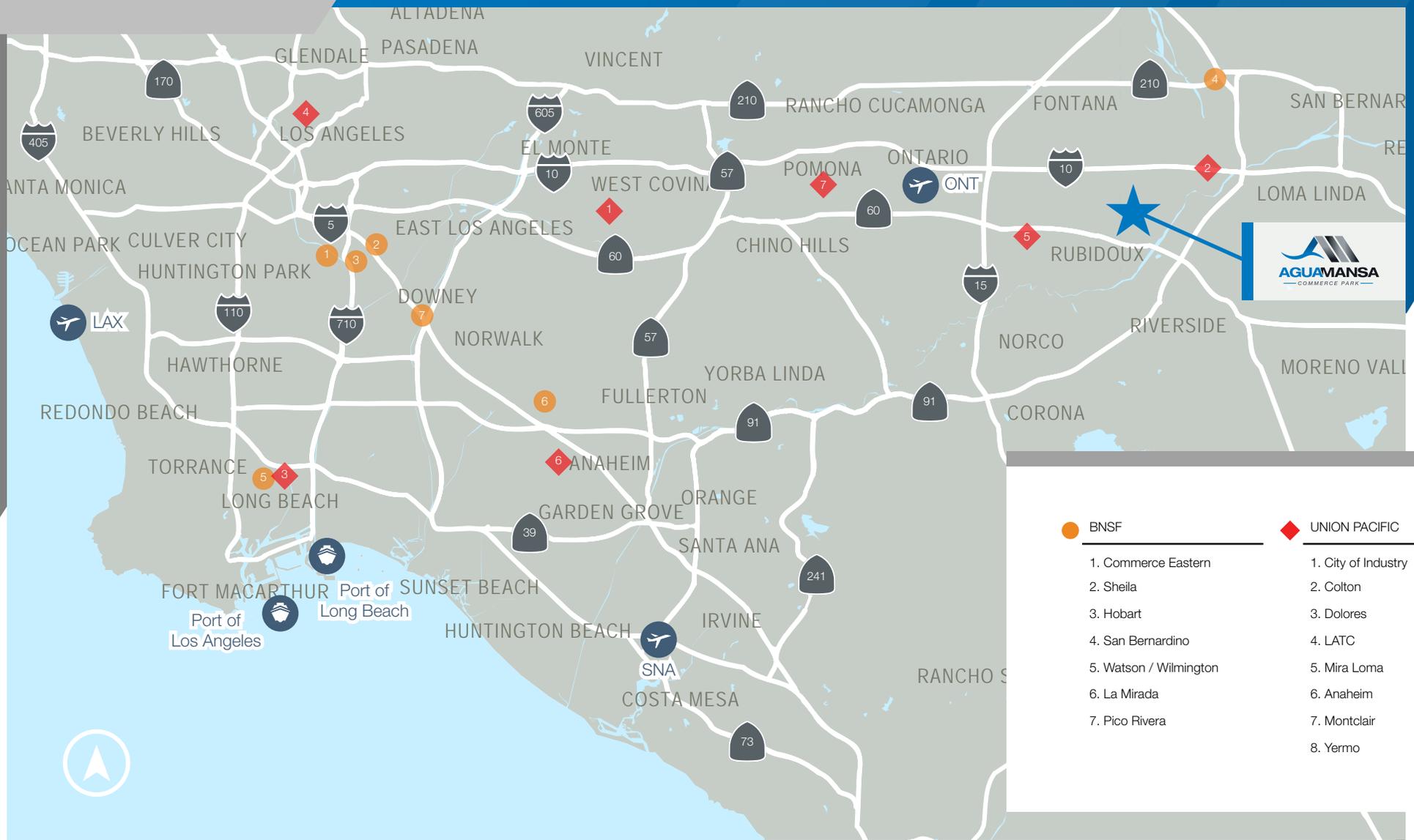
10' CEILING HEIGHT, CONFERENCE ROOM,  
478 SF BREAKROOM, & 2 RESTROOMS



# 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



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[www.AguaMansaCommercePark.com](http://www.AguaMansaCommercePark.com)

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