



CAPROCK
PARTNERS

SADDLE RANCH SOUTH

3000, 3050 and 3100
Horseless Carriage Drive,
Norco, CA 92860

EXCESS YARD AVAILABLE — 26 TRAILER / 114 AUTO STALLS



Jones Lang LaSalle Brokerage, Inc.,
Real estate license #01856260

FOR LEASE | ~~LEASED~~ ±99,948 SF | ~~LEASED~~ ±119,541 SF | ±154,581 SF

SADDLE RANCH SOUTH

BUSINESS PARK

Positioned for easy access to Orange County, Los Angeles and San Diego with the project located less than one mile from major interstate networks.

Interstate 15 and California 91 are within minutes of the business park. Together, the arterial routes provide unmatched proximity and access in all directions to the most dense and fastest growing populations of Southern California.

Saddle Ranch South is located and designed to be ideally suited for local and regional manufacturing and distribution companies.



374K

TOTAL SF

155K

MAX BLDG
SIZE

99K

MIN BLDG
SIZE

3

BUILDINGS

Private road on Navy base

Excess Yard
26 trailer stalls
114 auto stalls

Building 3

LEASED

Building 2

LEASED

Building 1
154,581 SF
14 docks
1 ground level

Entrance

HORSELESS CARRIAGE DRIVE

THE BUILDINGS

Buildings at Saddle Ranch South are designed to be more functional and are built for the future, including the following premium specifications:

3000 HORSELESS CARRIAGE DR. BUILDING 1

Building Size	154,581 SF
Office Size	8,161 SF
Clear Height	32'
Dock Doors	14
Ground Level Door	1
Car Parking	107
Trailer Parking	4
Truck Court Depth	130'
Slab Thickness	6"
Sprinkler	ESFR (K-17)
Power	2,800 Amps (Expandable to 4000)

3050 HORSELESS CARRIAGE DR. BUILDING 2

Building Size	119,641 SF
Office Size	6,150 SF
Clear Height	32'
Dock Doors	12
Ground Level Door	1
Car Parking	107
Trailer Parking	3
Truck Court Depth	130'
Slab Thickness	6"
Sprinkler	ESFR (K-17)
Power	2,800 Amps (Expandable to 4000)

3100 HORSELESS CARRIAGE DR. BUILDING 3

Building Size	99,948 SF
Office Size	6,150 SF
Clear Height	32'
Dock Doors	9
Ground Level Door	1
Car Parking	89
Trailer Parking	3
Truck Court Depth	130'
Slab Thickness	6"
Sprinkler	ESFR (K-17)
Power	2,800 Amps (Expandable to 4000)

EXCESS YARD

Trailer Parking	26 trailer / 114 auto stalls
Site Dimension	125' X 357'

SITE AMENITIES

- LEED Certified
- Electrical conduits for EV chargers





PRIME INLAND EMPIRE INFILL DEVELOPMENT



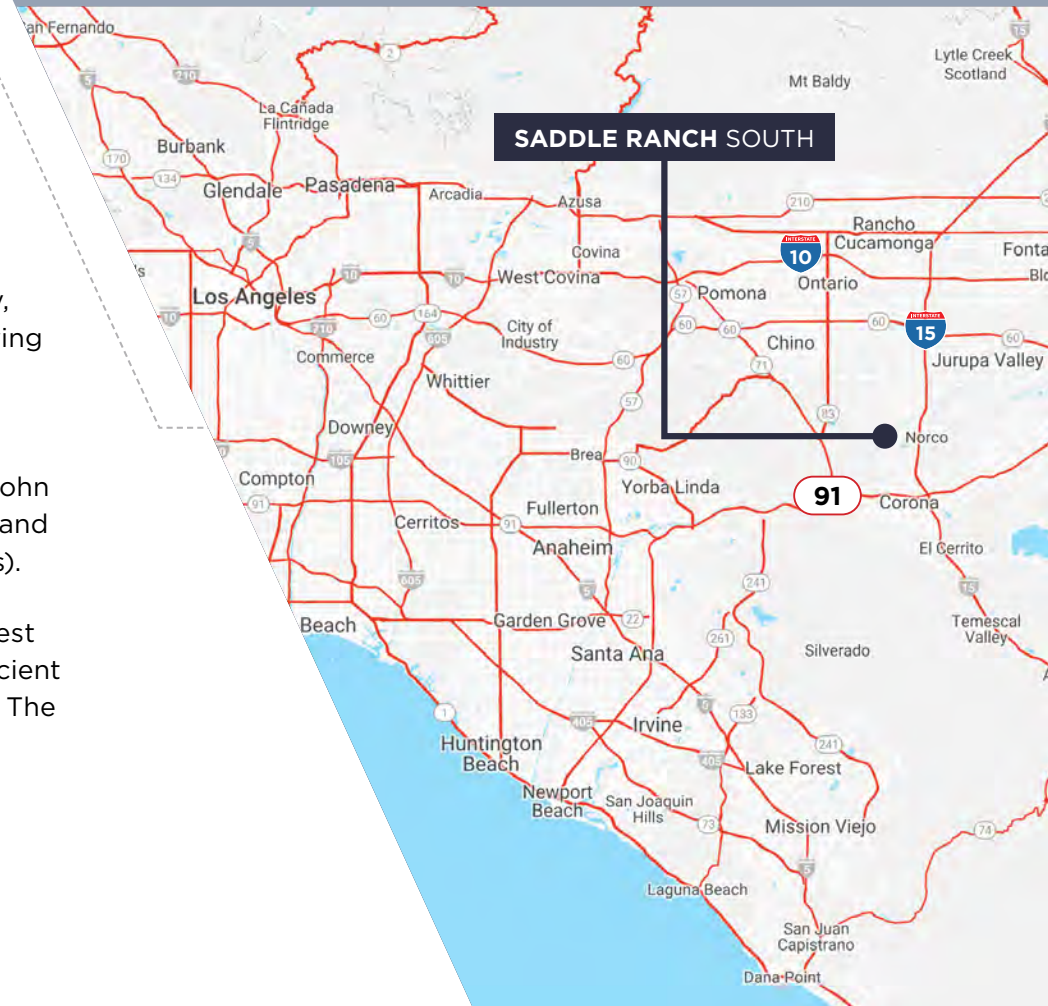
Saddle Ranch South consists of three, newly constructed, state-of-the-art buildings ranging in size from $\pm 99,948$ square feet to $\pm 154,581$ square feet with 32' clear heights, and private secured yards.



Located within the city of Norco, a key infill market driven by unparalleled access to the IE West, Orange County and San Gabriel Valley, Saddle Ranch South offers a collection of growing populations, highly skilled labor force, strong amenities and access to I-15, SR-60 and SR-91 freeway systems. The project is strategically located within close proximity to the Ontario, John Wayne, and Los Angeles International airports and Ports of Los Angeles and Long Beach (55 miles).



The Park's position within the Inland Empire West submarket is desirable to tenants requiring efficient access to Orange County, Los Angeles County, The San Gabriel Valley, and mid-counties' regions.





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SADDLE RANCH SOUTH

HAMNER AVE.

TOWN AND COUNTRY DR.

HORSELESS CARRIAGE DR.

FOURTH ST

FIFTH ST



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