



# SADDLE RANCH SOUTH

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



**4,000 AMPS AVAILABLE | GAS LINE TO BUILDING  
EXCESS YARD AVAILABLE — 26 TRAILER / 114 AUTO STALLS**



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

**FOR LEASE | ±99,948 SF | ±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	<b>154,581 SF</b>
Office Size	<b>8,161 SF</b>
Clear Height	<b>32'</b>
Dock Doors	<b>14</b>
Ground Level Door	<b>1</b>
Car Parking	<b>107</b>
Trailer Parking	<b>4</b>
Truck Court Depth	<b>130'</b>
Slab Thickness	<b>6"</b>
Sprinkler	<b>ESFR (K-17)</b>
Power	<b>4,000 Amps</b>

*\*Gas line available.*

## 3050 HORSELESS CARRIAGE DR. BUILDING 2

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

## 3100 HORSELESS CARRIAGE DR. BUILDING 3

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

## EXCESS YARD

Trailer Parking	<b>26 trailer / 116 auto stalls</b>
Site Dimension	<b>125' X 357'</b>

## SITE AMENITIES

- LEED Certified
- Electrical conduits for EV chargers



**LEASED**

**LEASED**

**BUILDING 3**

**BUILDING 2**

**BUILDING 1**  
154,581 SF

**EXCESS YARD**

26 Trailer Stalls  
114 Auto Stalls

**HORSELESS CARRIAGE DRIVE**

130' TRUCK COURT DEPTH

130' TRUCK COURT DEPTH

130' TRUCK COURT DEPTH

60' SPEEDBAY

60' SPEEDBAY

60' SPEEDBAY

2-STORY SPEC OFFICE  
6,150 SF

2-STORY SPEC OFFICE  
6,150 SF

2-STORY SPEC OFFICE  
8,161 SF

240'

364'

240'

52'

50'

200'

52'

574'

52'

60'

Fire Pump

RP UP

RP UP

RP UP





91

INTERSTATE  
15

**SADDLE RANCH SOUTH**

HAMNER AVE.

TOWN AND COUNTRY DR.

HORSELESS CARRIAGE DR.

FOURTH ST

FIFTH ST



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