

SADDLE RANCH SOUTH

BUILDING 1

3000 Horseless
Carriage Drive, Norco,
CA 92860



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



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

FOR LEASE | ±154,581 SF

Excess Yard
26 trailer stalls
114 auto stalls

Building 1
154,581 SF
14 docks
1 ground level

Building 3
LEASED

Building 2
LEASED

Entrance

HORSELESS CARRIAGE DRIVE

BUILDING 1

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.

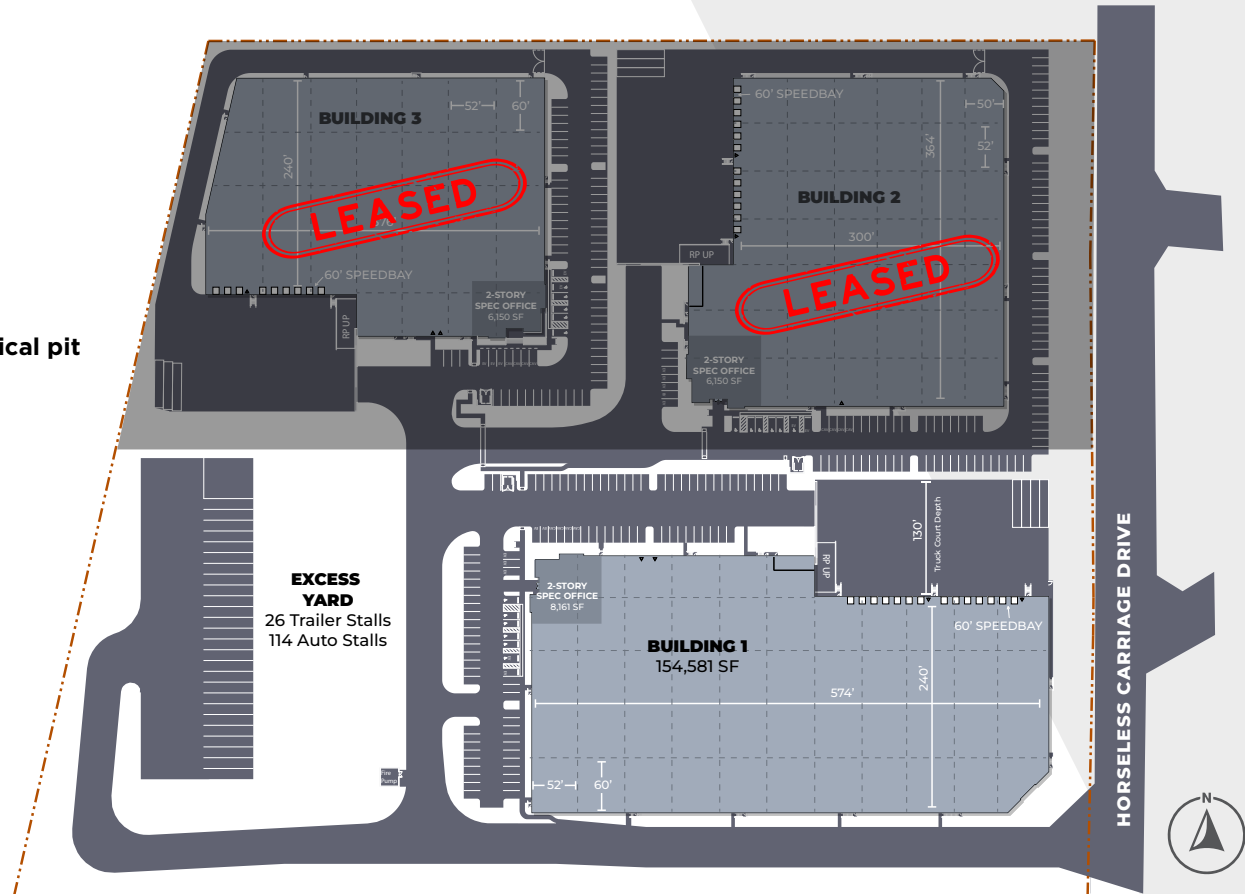
BUILDING 1

Building Size	154,581 SF
Office Size	8,161 SF
Clear Height	32'
Dock Doors	14; 5 w/35,000 lb mechanical pit levelers
Ground Level Door	1
Car Parking	107
Trailer Parking	4
Truck Court Depth	130'
Slab Thickness	6"
Sprinkler	ESFR (K-17)
Warehouse Lights	LED 20 FC
Power	4,000 Amps

***Gas line available.**

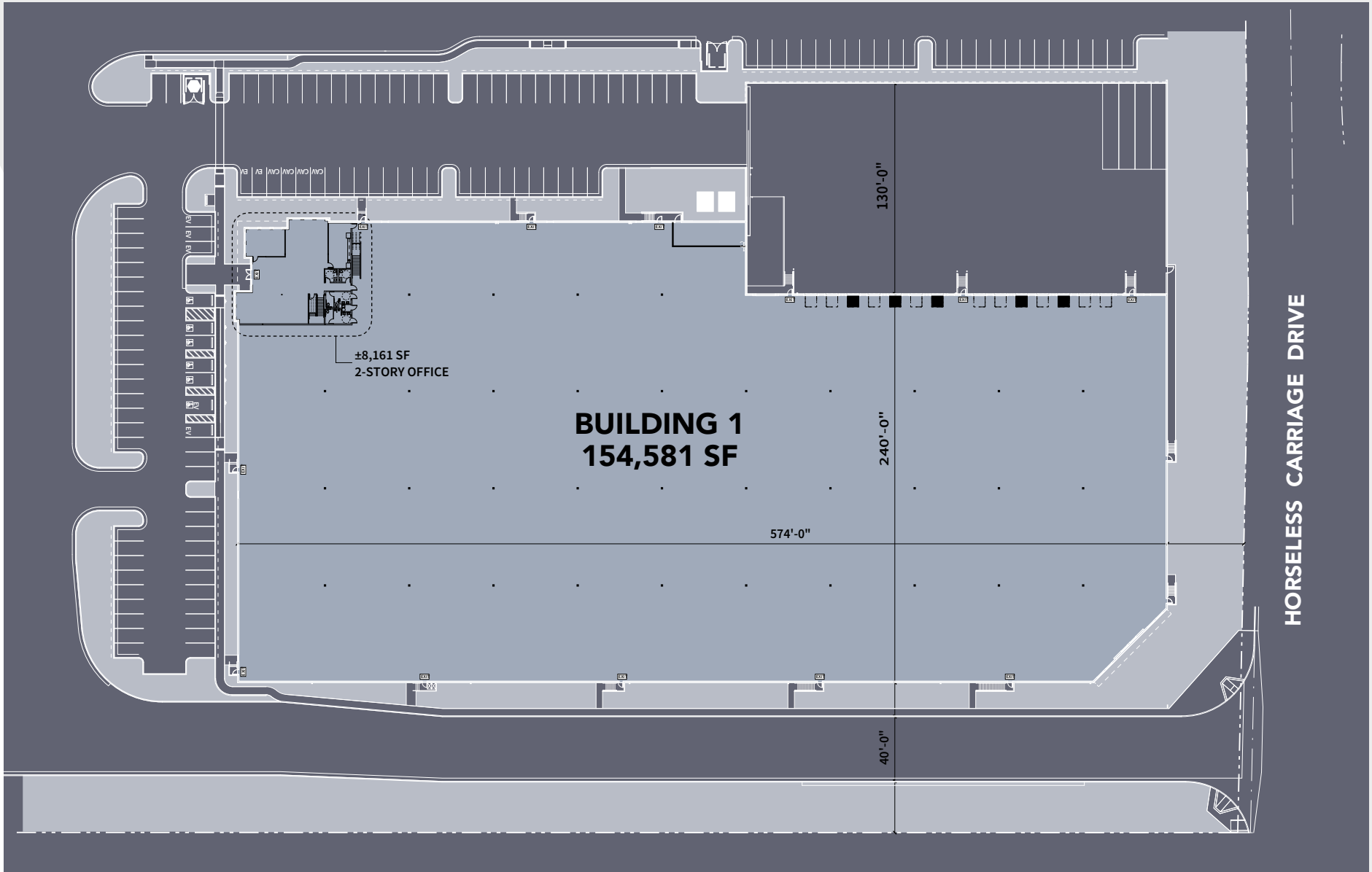
EXCESS YARD

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



SITE AMENITIES

- LEED SILVER Certified
- Electrical conduits for EV chargers



■ Denotes docks with 35,000 lb mechanical pit levelers.



SADDLE RANCH SOUTH



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