

BUILDING 9 | 1840 MOUNTAIN AVENUE, NORCO, CA

+67,400
Square Feet

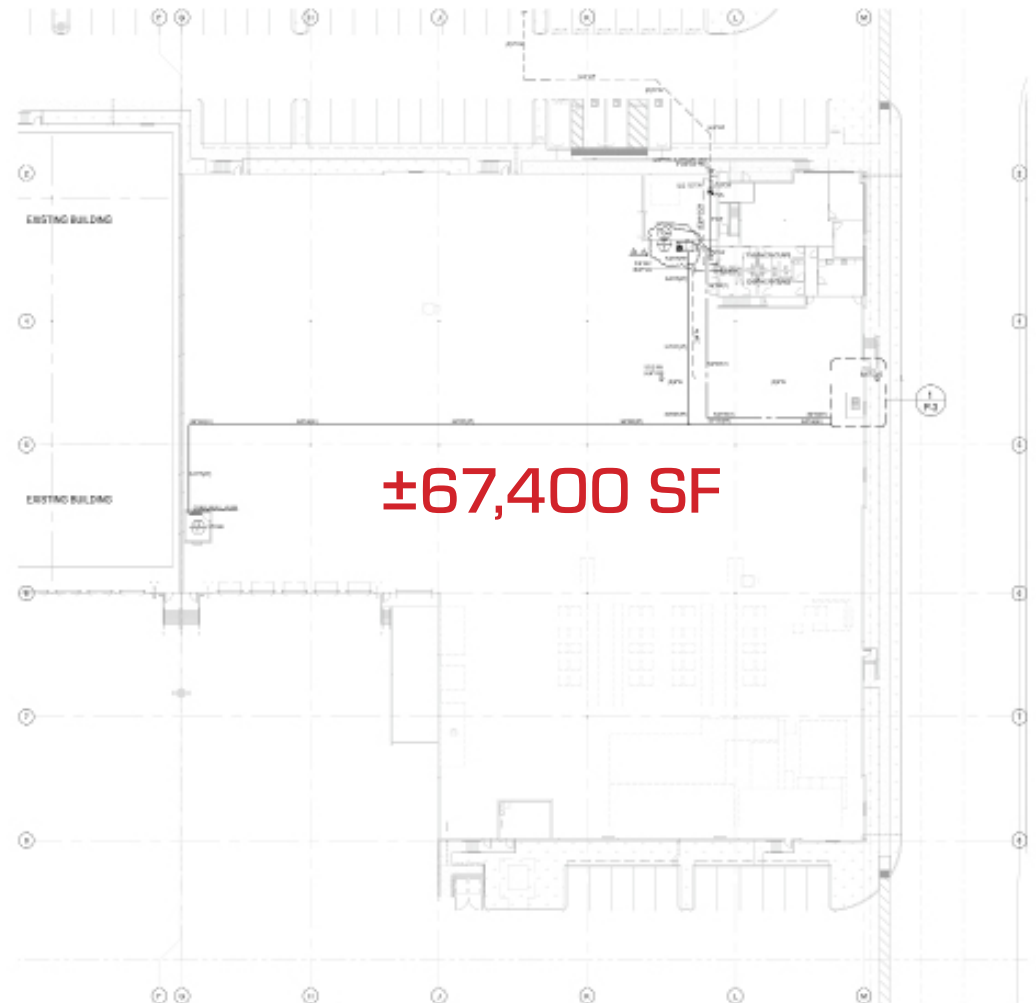


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BUILDING HIGHLIGHTS

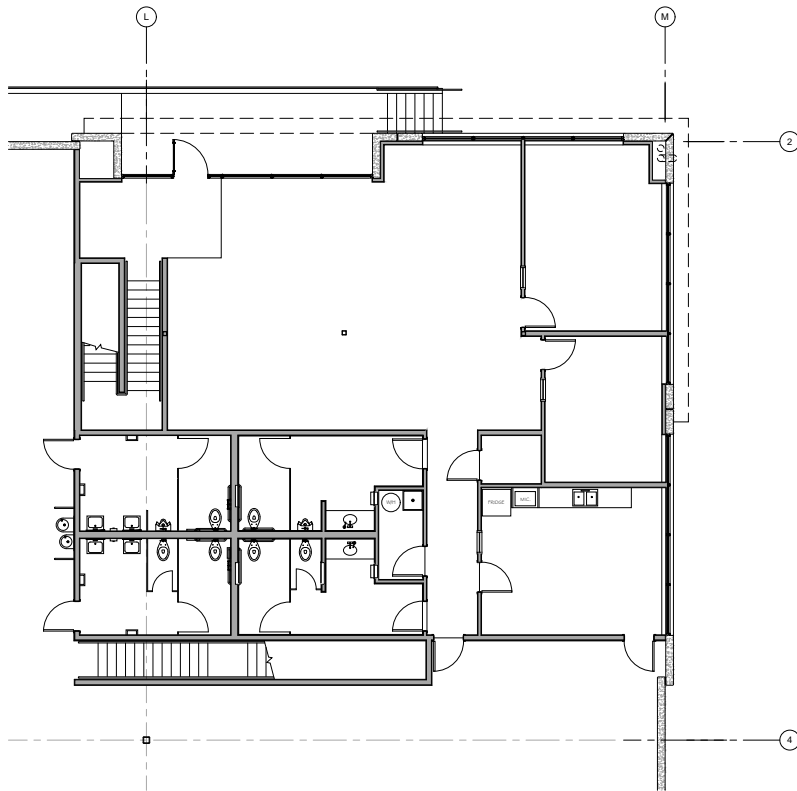
- ±3,047 SF 1ST FLOOR OFFICE
- ±2,992 SF 2ND FLOOR OFFICE
- 32' CLEAR HEIGHT
- ESFR SPRINKLERS (K-25 @ 40PSI)
- ±165' TRUCK COURT DEPTH
- 5 DOCK DOORS
- 1 GROUND LEVEL DOOR
- 58 PARKING SPACES
- 1,600 AMP PANEL - EXPANDABLE TO 2,400 AMPS (VERIFY)
- SECURED CONCRETE TRUCK COURT
- 6" REINFORCED CONCRETE SLAB THICKNESS
- CONSTRUCTED 2023
- BUILDING DESIGNED FOR FUTURE GAS SERVICE
- LED WAREHOUSE LIGHTING

SITE PLAN

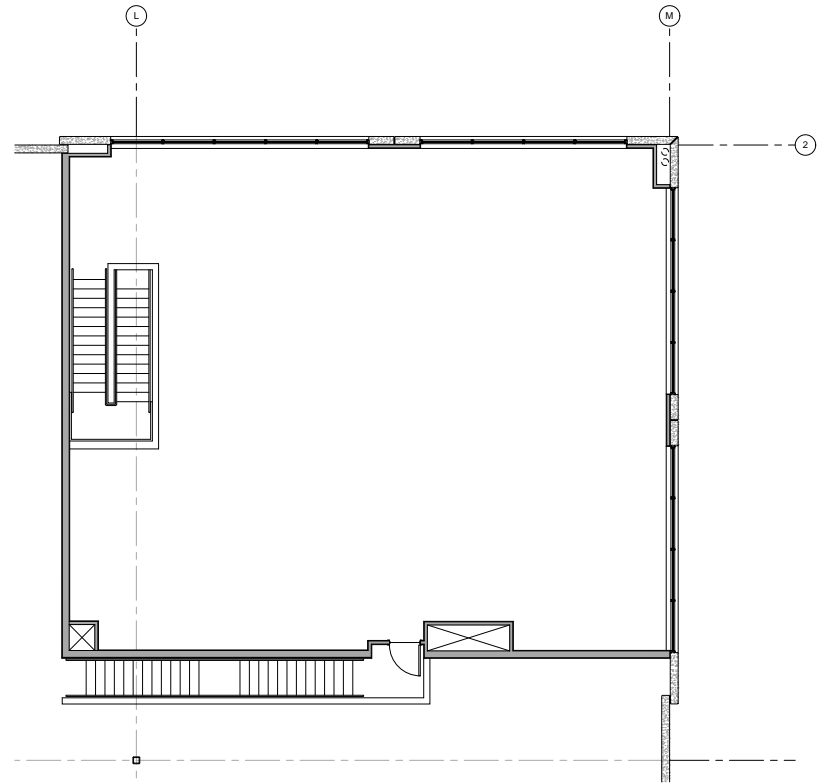


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1ST FLOOR SPEC OFFICE



2ND FLOOR SPEC OFFICE







PALOMINO RANCH
BUSINESS PARK
HORSETOWN USA - NORCO, CA



CAPROCK
PARTNERS



Building 9
±67,400 SF
AVAILABLE

Bldg 8

Bldg 7

Bldg 15

Bldg 17

Bldg 18

Bldg 16

Bldg 14

PHASE II

PHASE III

Mountain Ave
Second St



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