

# SADDLE RANCH SOUTH

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## BUILDING 1

3000 Horseless  
Carriage Drive, Norco,  
CA 92860



CAPROCK  
PARTNERS



**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 | ±154,581 SF**

Private road on Navy base

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

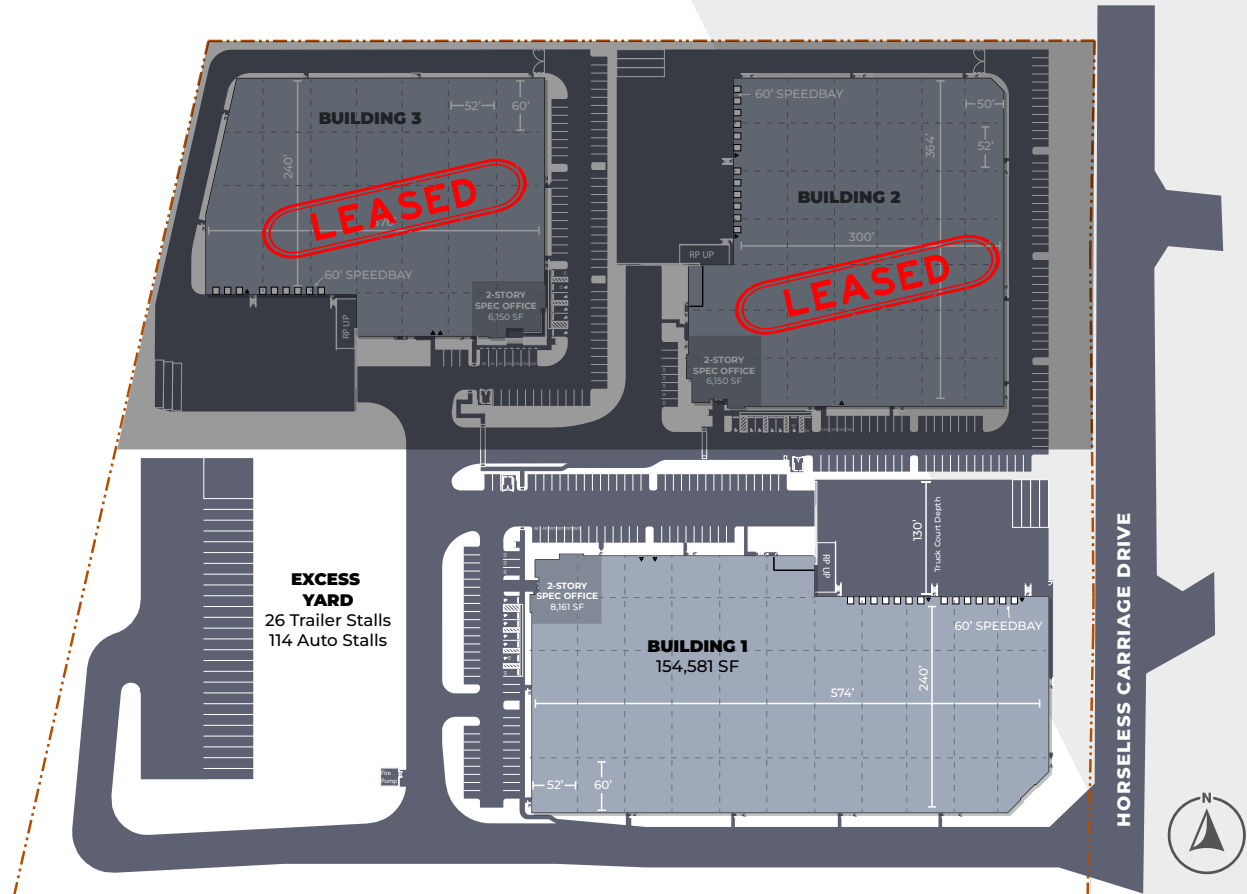
# BUILDING 1

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	<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.*



## 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





## SADDLE RANCH SOUTH

HAMNER AVE.

TOWN AND COUNTRY DR.

FOURTH ST

HORSELESS CARRIAGE DR.



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