SADDLE RANCH SOUTH

BUILDING 1

3000 Horseless Carriage Drive, Norco, CA 92860

CAPROCK PARTNERS

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

JLL

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

FOR LEASE | ±154,581 SF

Building 3
LEASED
Building 2
LEASED
Excess Yard
26 trailer stalls
114 auto stalls
Building 1
154,581 SF
14 docks
1 ground level
HORSELESS CARRIAGE DRIVE
Entrance

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**

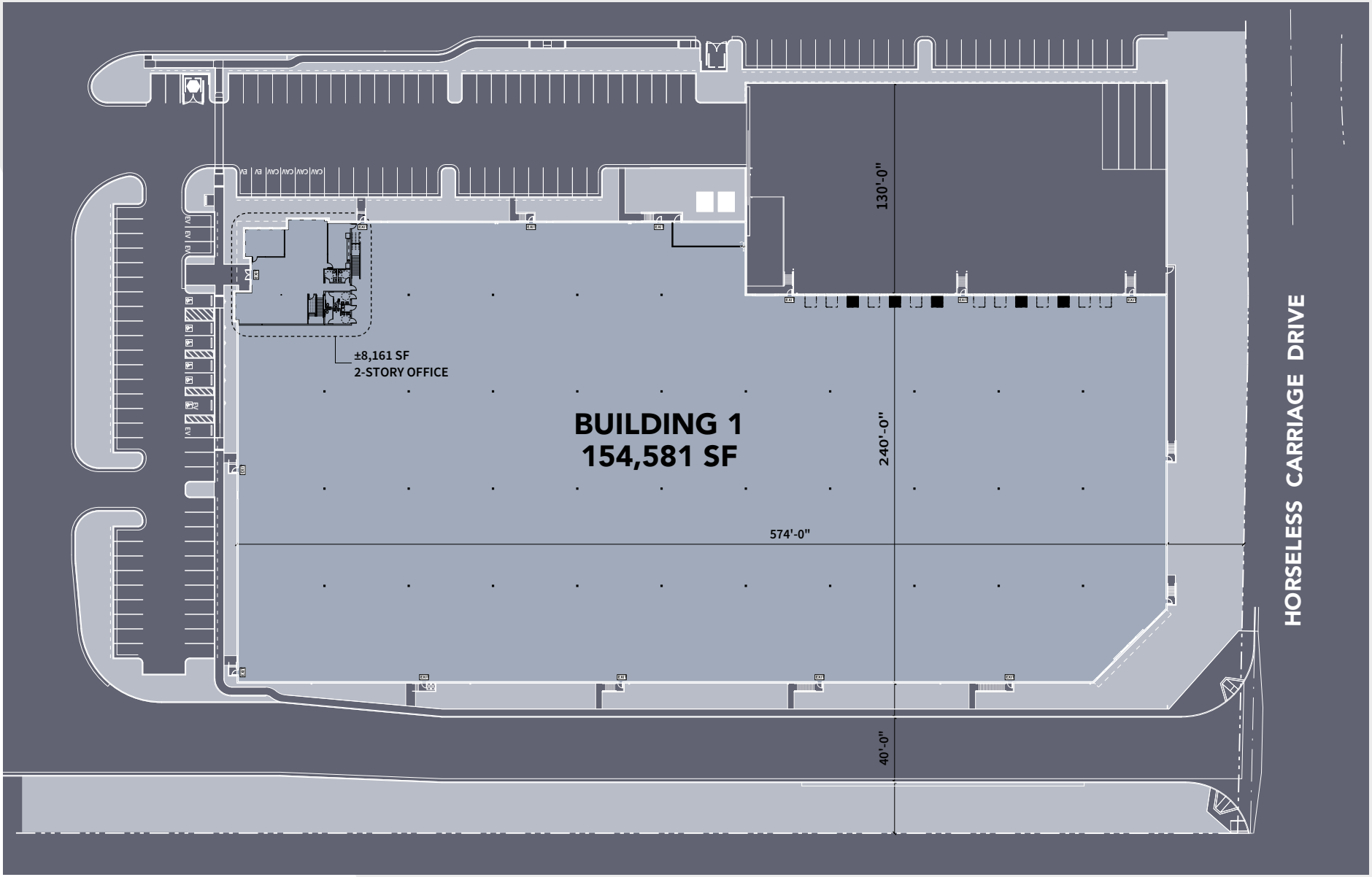
Gas line available.

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.*

CAPROCK PARTNERS

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