



# SADDLE RANCH SOUTH

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

**EXCESS TRAILER YARD — 26 STALLS AVAILABLE**



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

**3 INDUSTRIAL BUILDINGS FOR LEASE | ±99,948 SF | ±119,641 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 Trailer  
Parking Lot  
**26 stalls**

**Building 3**  
99,948 SF

**Building 2**  
119,641 SF

**LEASED**

**Building 1**  
154,581 SF

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>2800 Amps (Expandable to 4000)</b>

## 3050 HORSELESS CARRIAGE DR. BUILDING 2 **LEASED**

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>2800 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>2800 Amps (Expandable to 4000)</b>

## EXCESS TRAILER YARD

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

## SITE AMENITIES

- LEED Certified
- Electrical conduits for EV chargers





HORSELESS CARRIAGE DRIVE

# PRIME INLAND EMPIRE INFILL DEVELOPMENT



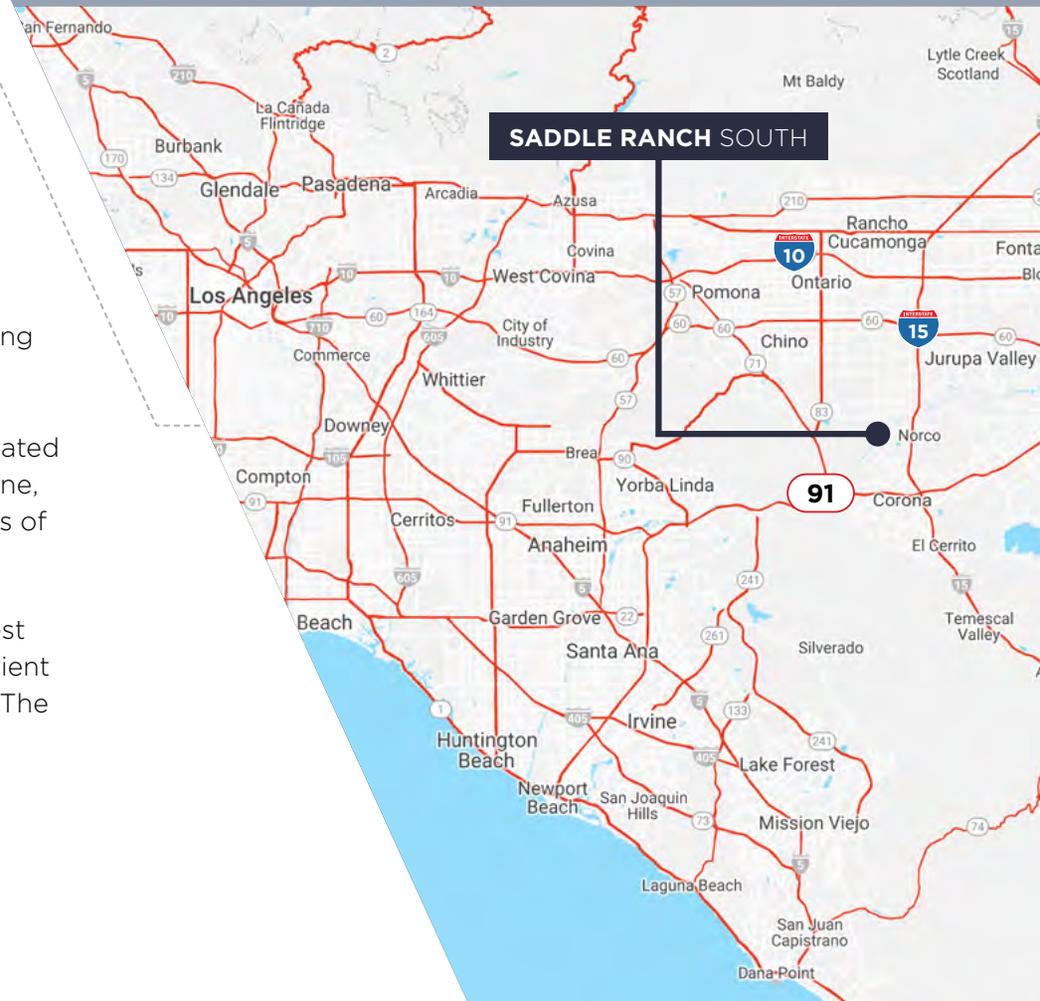
Saddle Ranch South consists of three, newly constructed, state-of-the-art buildings ranging in size from  $\pm 99,948$  square feet to  $\pm 154,581$  square feet with 32' clear heights, and private secured yards.



Located within the city of Norco, a key infill market driven by unparalleled access to the IE West, Orange County and San Gabriel Valley, Saddle Ranch South offers a collection of growing populations, highly skilled labor force, strong amenities and access to I-15, SR-60 and SR-91 freeway systems. The project is strategically located within close proximity to the Ontario, John Wayne, and Los Angeles International airports and Ports of Los Angeles and Long Beach (55 miles).



The Park's position within the Inland Empire West submarket is desirable to tenants requiring efficient access to Orange County, Los Angeles County, The San Gabriel Valley, and mid-counties' regions.





91

INTERSTATE  
15

**SADDLE RANCH SOUTH**

HAMNER AVE.

TOWN AND COUNTRY DR.

FOURTH ST

HORSELESS CARRIAGE DR.

FIFTH ST



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