



INDUSTRIAL/RETAIL BUILDING FOR SALE/LEASE

±9,500 SF BUILDING ON 1.48 ACRES WITH I-15 FRONTAGE

DIRECT FREEWAY & HAMNER AVE FRONTAGE



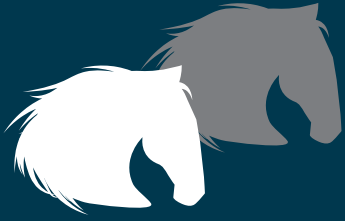
1751 HAMNER AVENUE | NORCO, CA 92860

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 4193 Flat Rock Drive, Suite 100, Riverside, CA 92505, 951.276.3600, Corporate DRE#: 01048055, www.lee-associates.com



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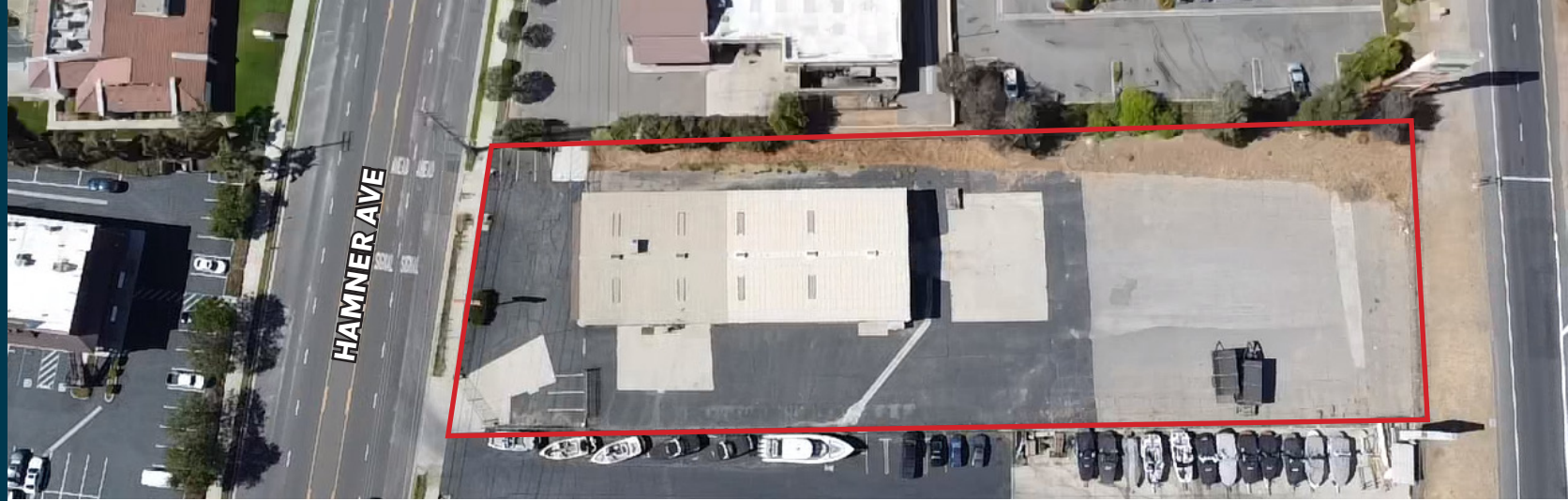
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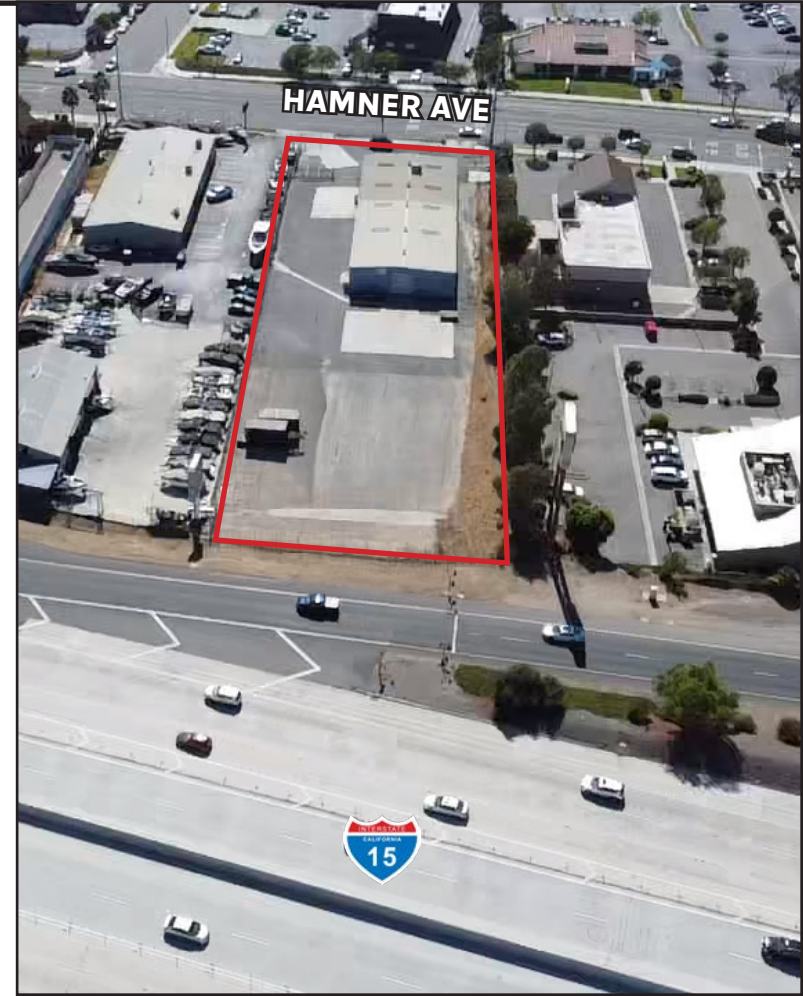
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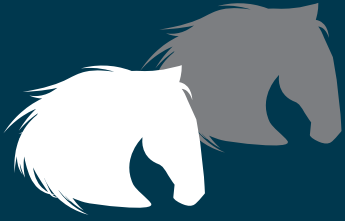
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HIGHLIGHTS

- $\pm 9,500$ SF Industrial/Retail Building
- $\pm 2,400$ SF Showroom/Office Space
- Situated on ± 1.48 Acres (64,486 SF)
- Large Secured Yard Space with High Visibility
- 3 Ground Level Roll Up Doors (14' x 14' Oversized)
- Calculated Fire Suppression System
- Power: 200 Amps
- Air Compressor System
- Zoning: M-1/ CTO-1
- Direct I-15 & Hamner Ave Frontage (200,000 CPD)
- Immediate Access to the I-15 Fwy On and Off Ramps
- Pylon Signage Available
- APN 125-210-015





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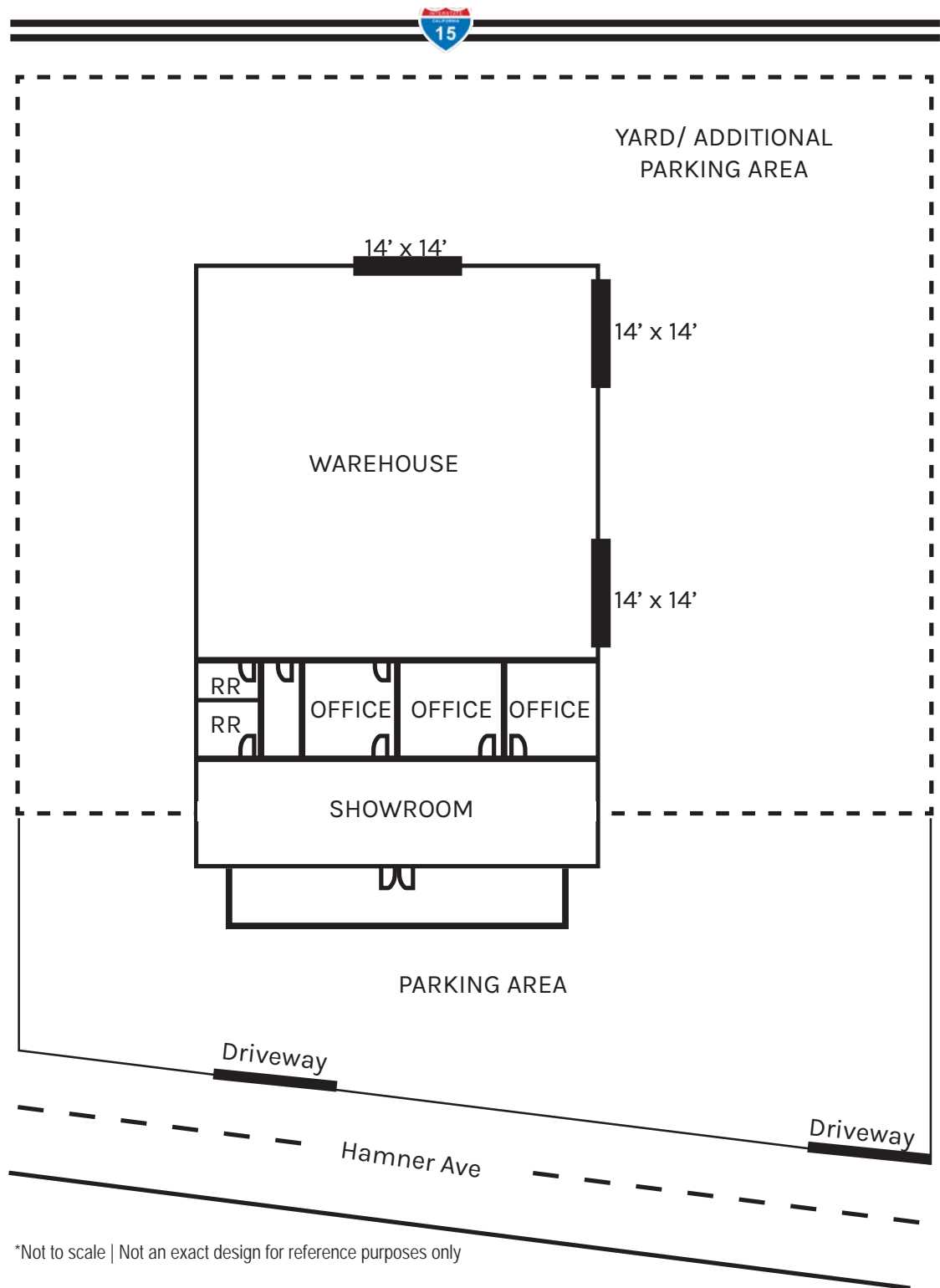
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*Not to scale | Not an exact design for reference purposes only

NEIGHBORING TENANTS

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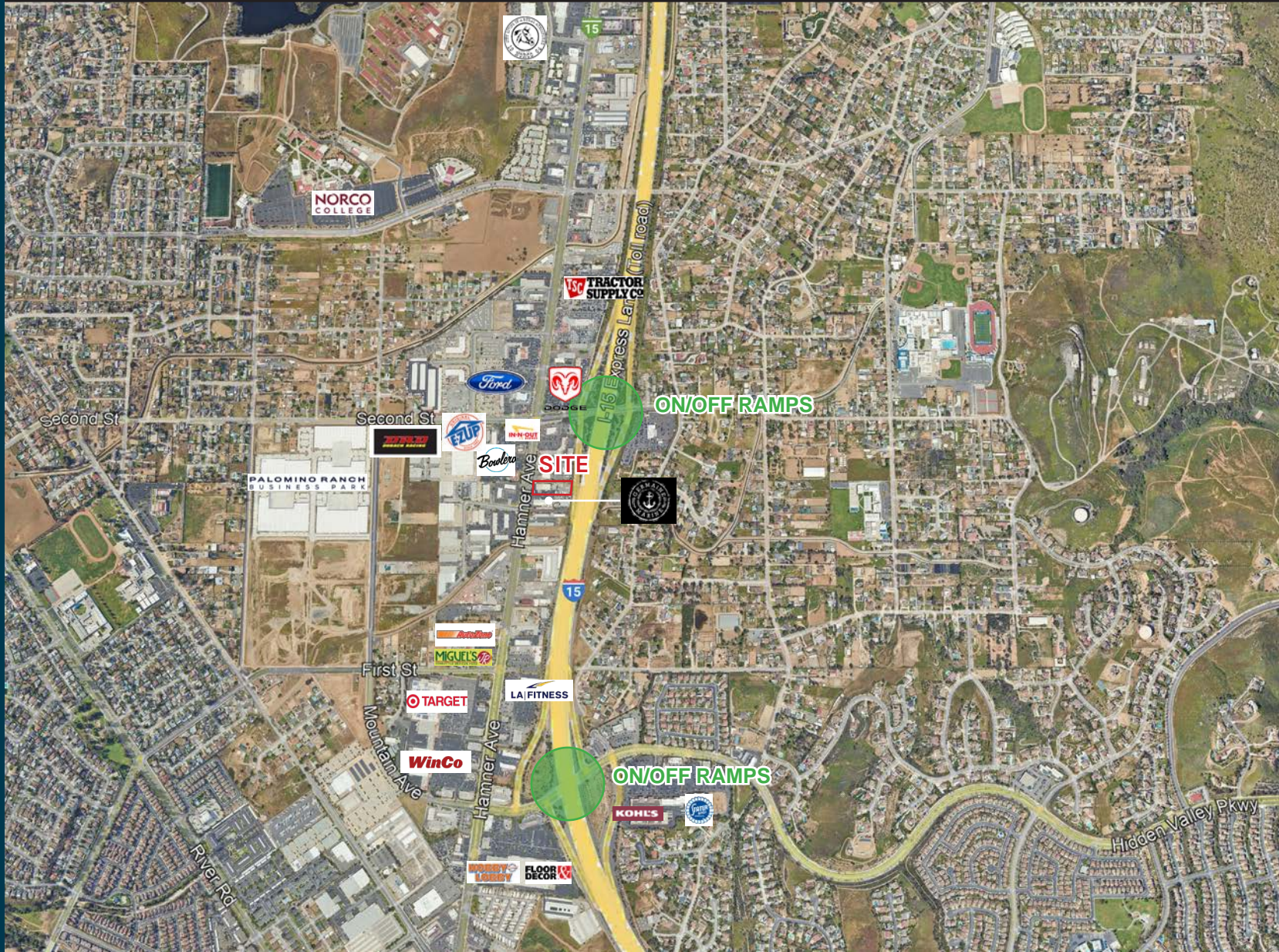
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2024 10-MILE DEMOGRAPHICS



Population
699,327



Average HH Income
\$136,872



Estimated HH
202,508



Employees
229,528

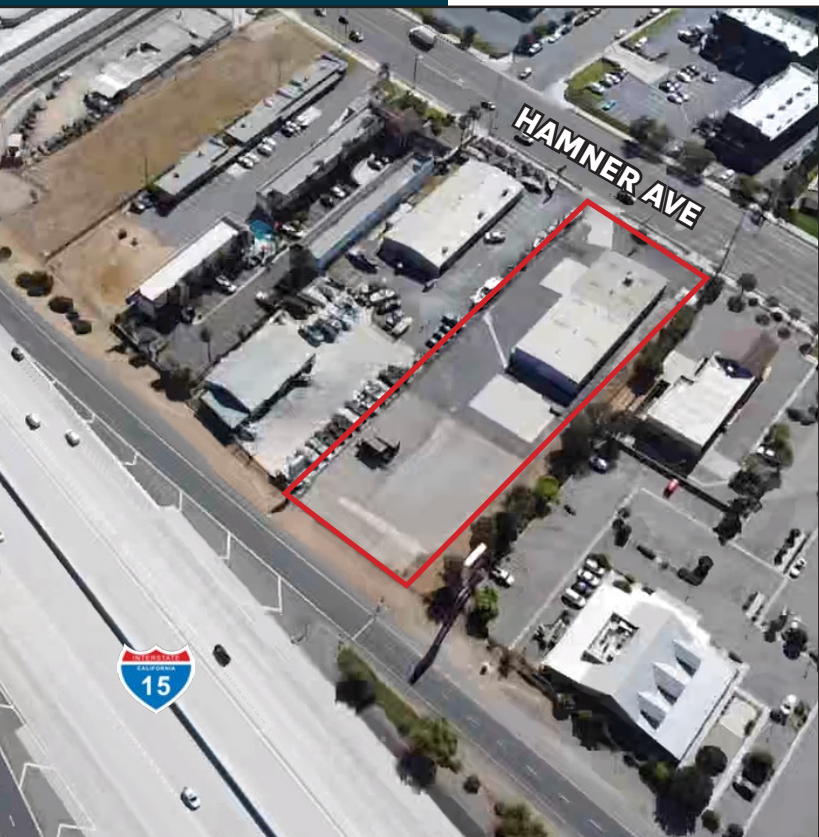


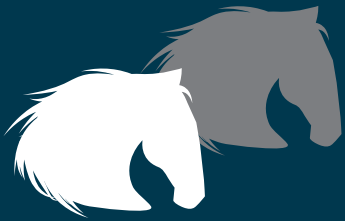
Hamner Ave
20,527 CPD



I-15 FWY
200,000 CPD

Source: Regis Online Est.





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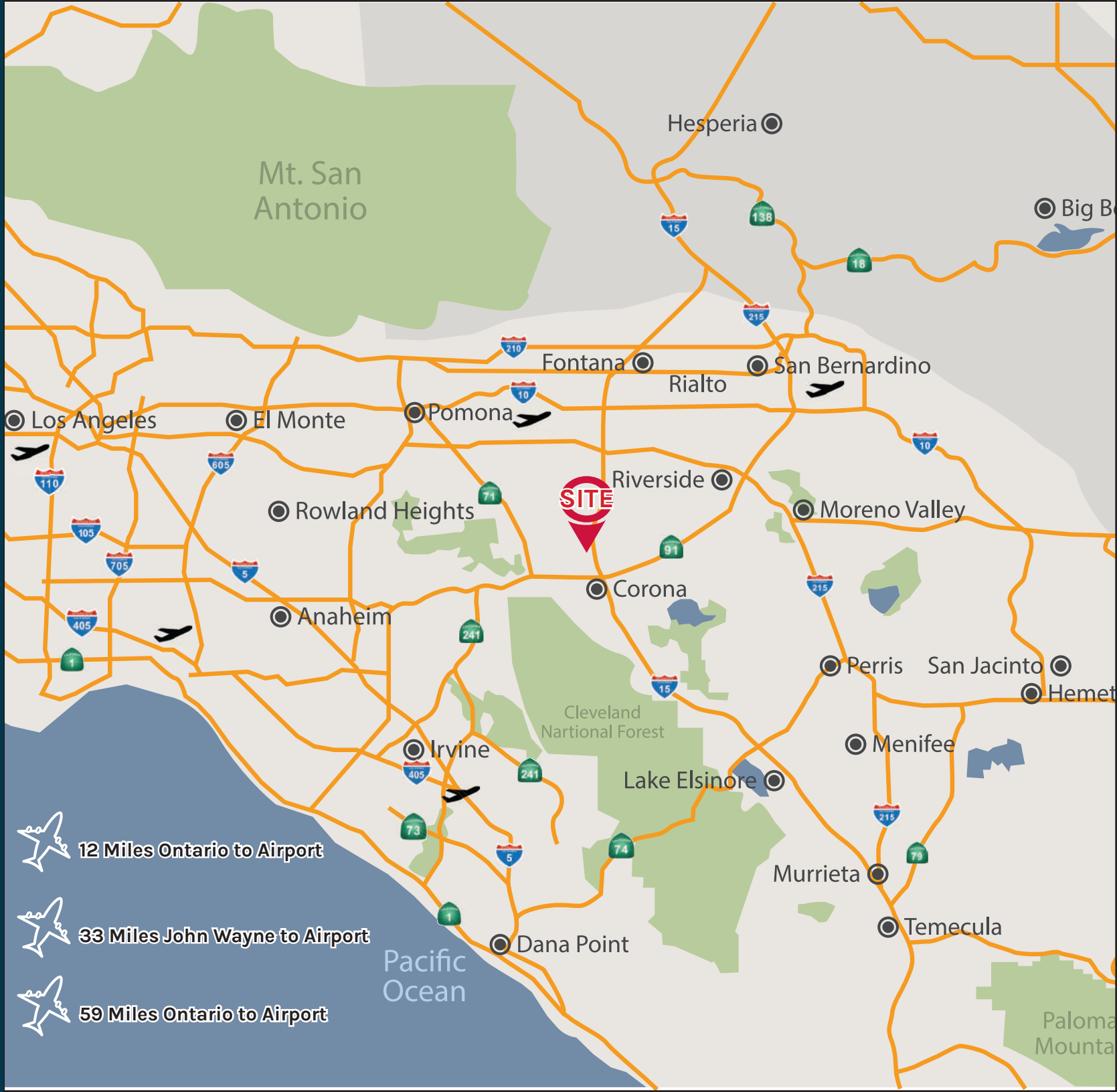
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12 Miles Ontario to Airport



33 Miles John Wayne to Airport



59 Miles Ontario to Airport

Pacific Ocean

Paloma Mountain