

FOR LEASE

HIGH QUALITY INDUSTRIAL BUILDING

1176 HALL AVENUE | JURUPA VALLEY | CA

CARSON
agua mansa

PROFESSIONALLY OWNED AND MANAGED BY:

 **CARSON**
COMPANIES
WWW.CARSONCOMPANIES.COM

BRAND NEW
CONSTRUCTION
AVAILABLE
FOR IMMEDIATE OCCUPANCY

AVAILABLE

BLDG.
 **B**

±192,903 SF



VIEW VR TOUR

FOR MORE INFORMATION,
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 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

HIGH QUALITY INDUSTRIAL BUILDING

PROJECT HIGHLIGHTS



±14.26 Acres
Total Net Acres



Power
2,000 Amps
(expandable to 4,000 amps)
277/480 Volt 3 Phase, 4 Wire



±192,903 SF
Building A

Two (2) Tesla EV Charging Stations
in the Car Parking Lot



±8,698 SF Total Office SF
±4,599 SF First Floor Office
±4,099 SF Mezzanine
with bathrooms + wet bar



ESFR | K-25
Sprinkler Heads



31
Trailer Parking Off Dock



LED Lighting
(3-4 Fixtures per Bay)



2 (12' x 14')
Ground Level Loading



Solar Capable



21 (9'x10')
Dock High Doors



7"
Concrete Slab

11
40,000 lbs Pit Levelers



Built to LEED Standards



32' Min
Clear Height



BRINE LINE ACCESS

<https://sawpa.org/inland-empire-brine-line/>
(Non-Reclaimable Waste Water Line)
Located in Hall Avenue



2
Big Ass Fans

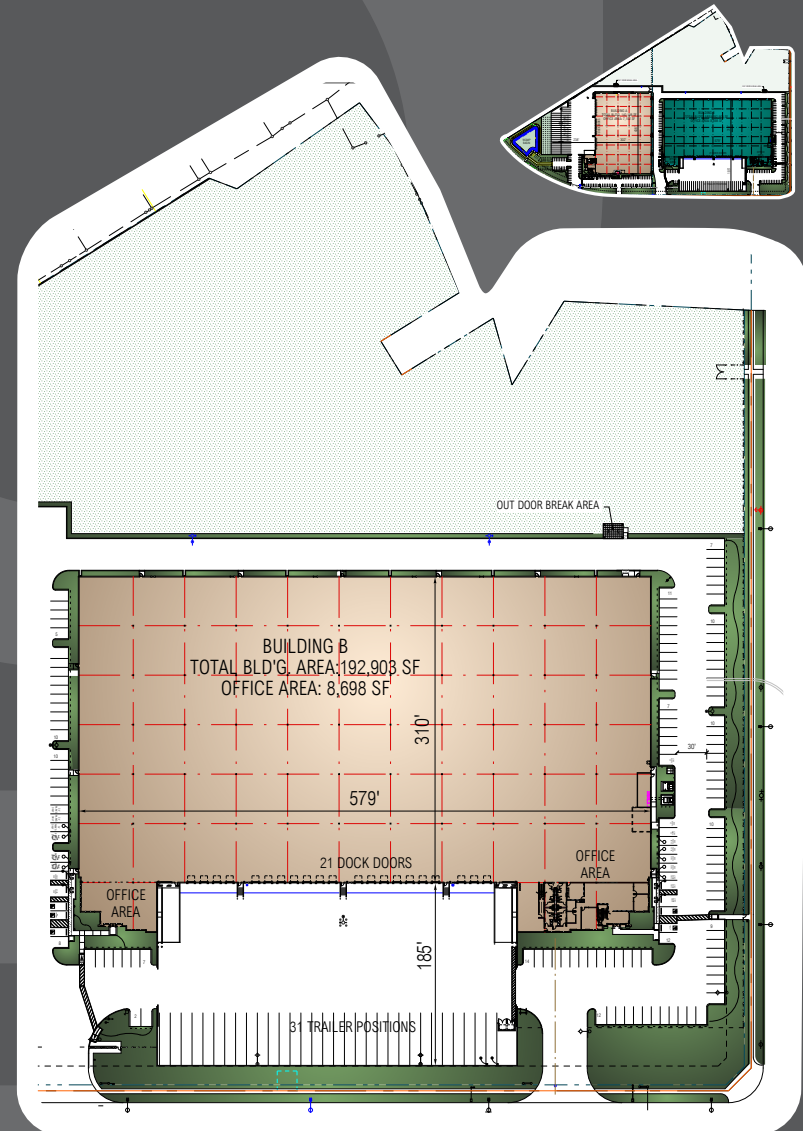


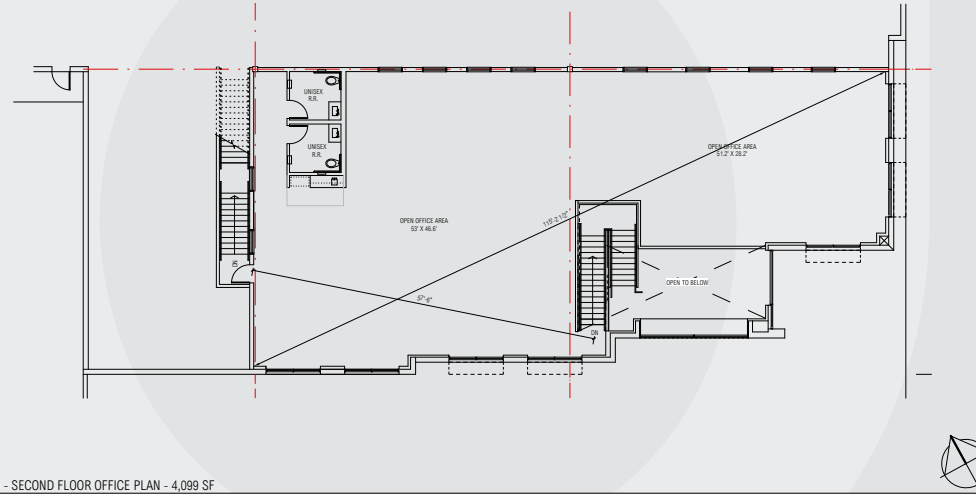
185'
Fully Secure Truck Court



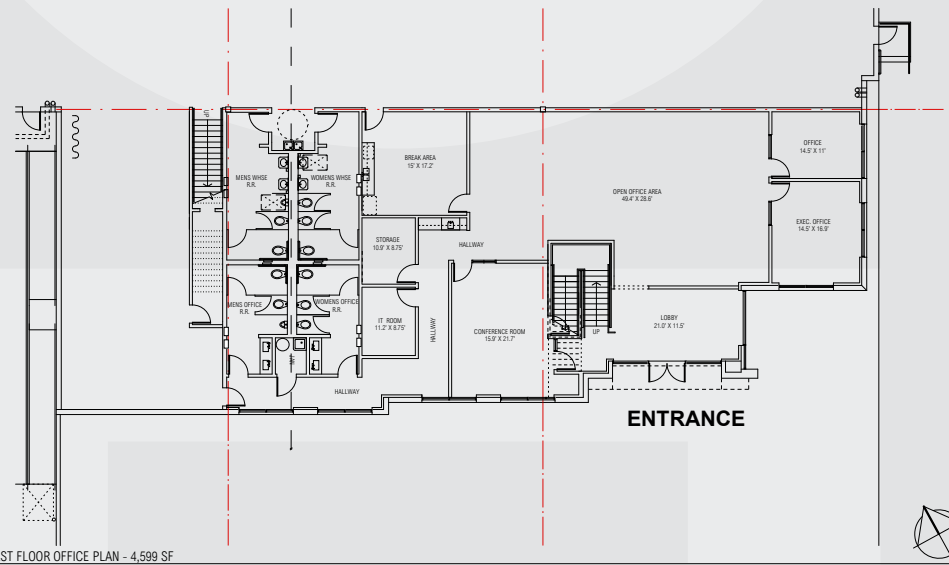
144 Car Parking Stalls

SITE PLAN



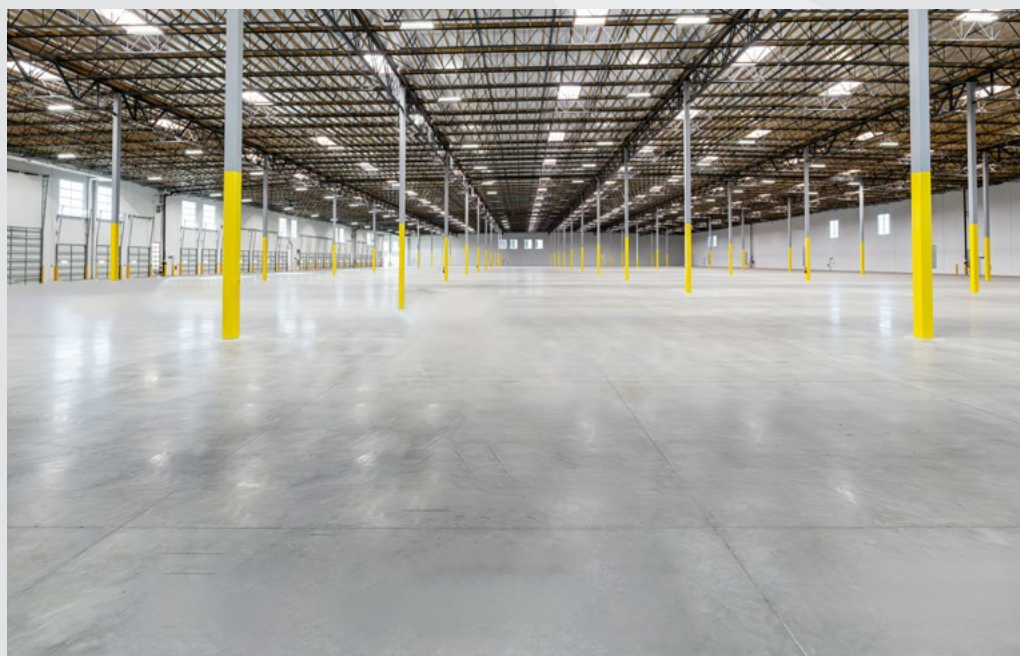


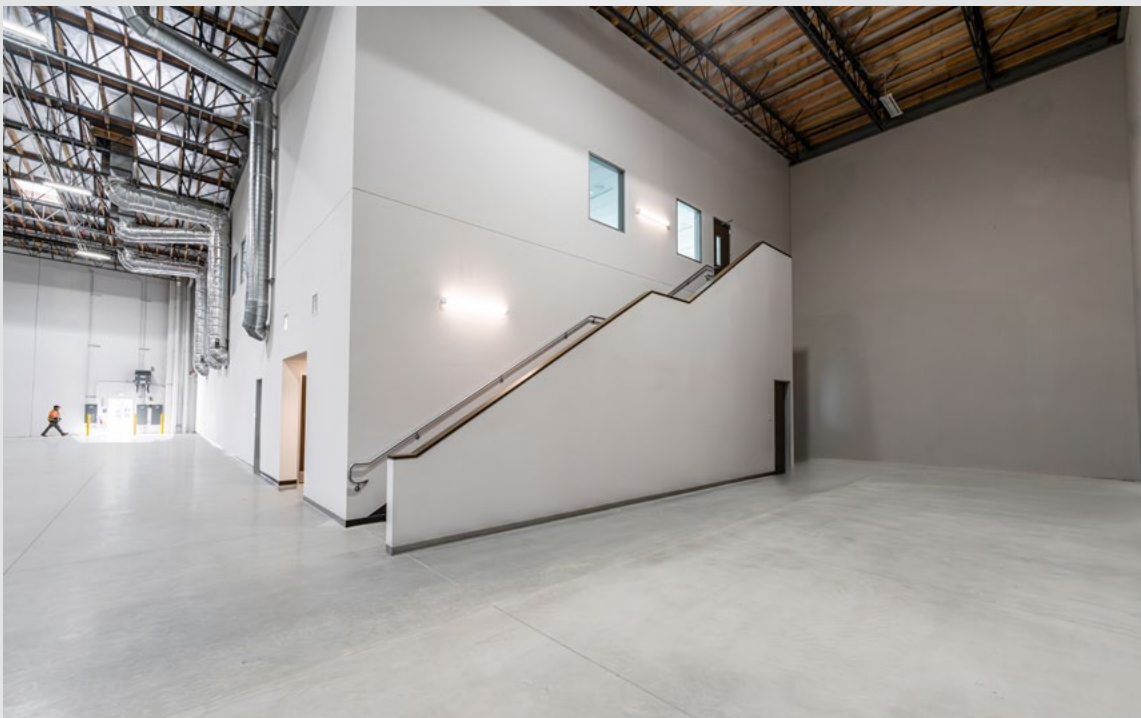
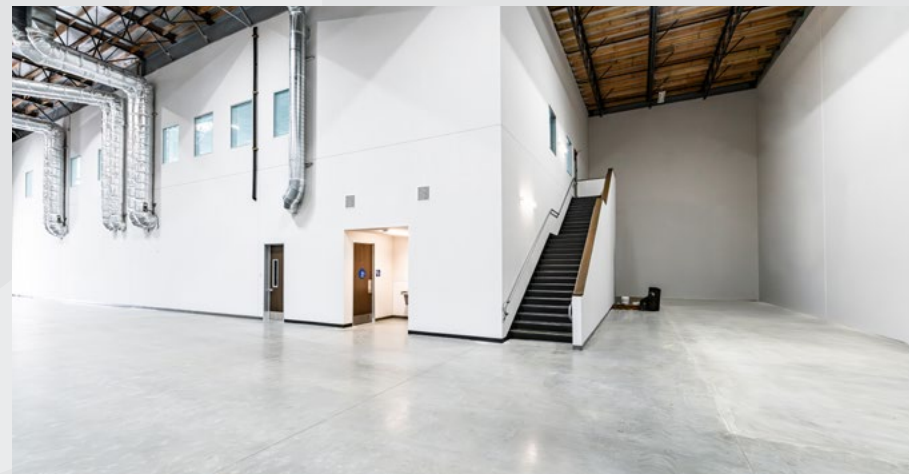
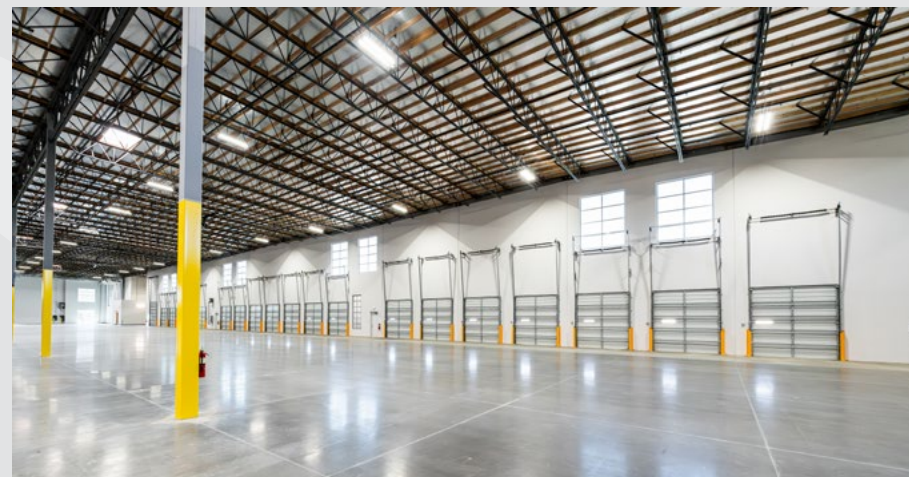
BUILDING B - SECOND FLOOR OFFICE PLAN - 4,099 SF
 SCALE 1/8" = 1'-0"



BUILDING B - FIRST FLOOR OFFICE PLAN - 4,599 SF
 SCALE 1/8" = 1'-0"



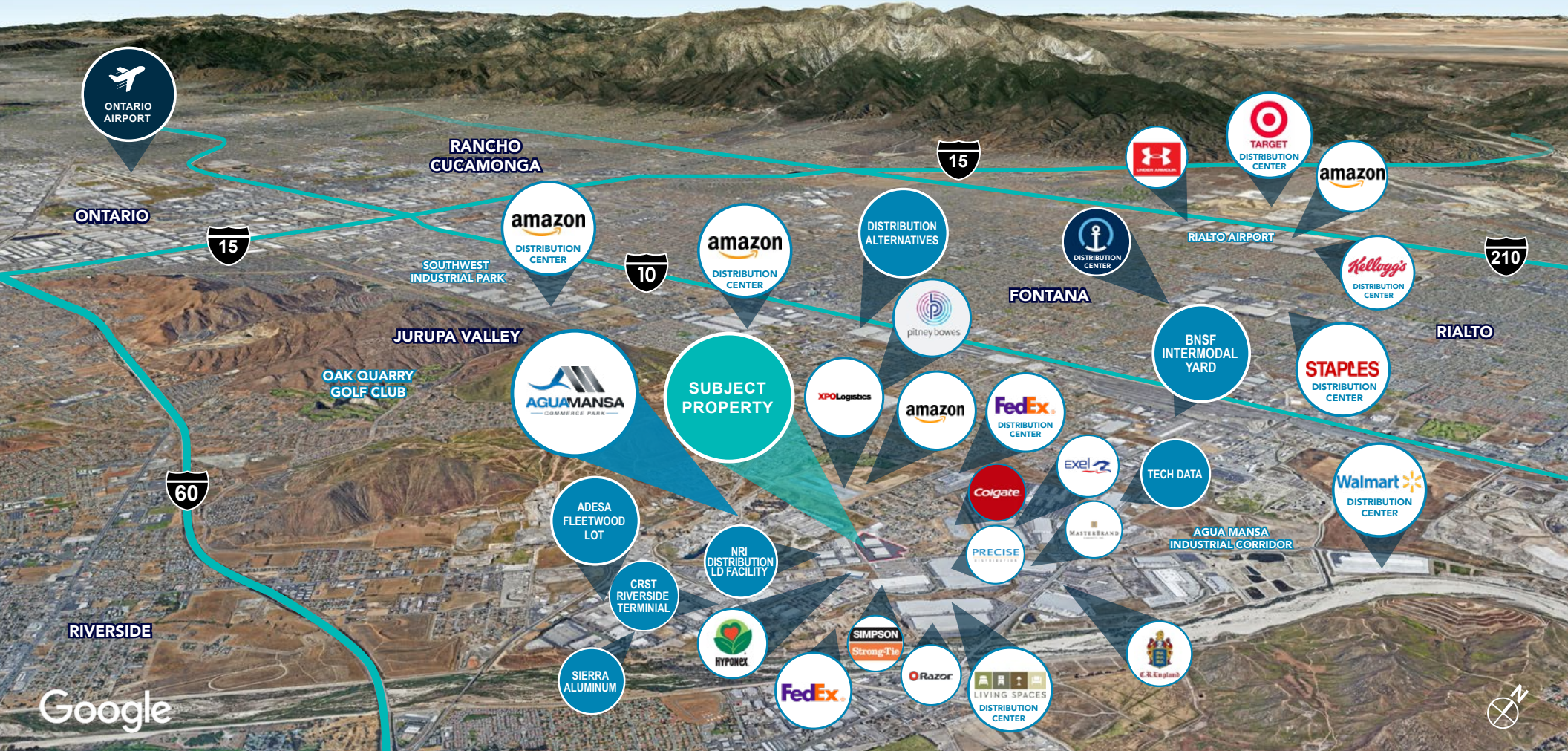




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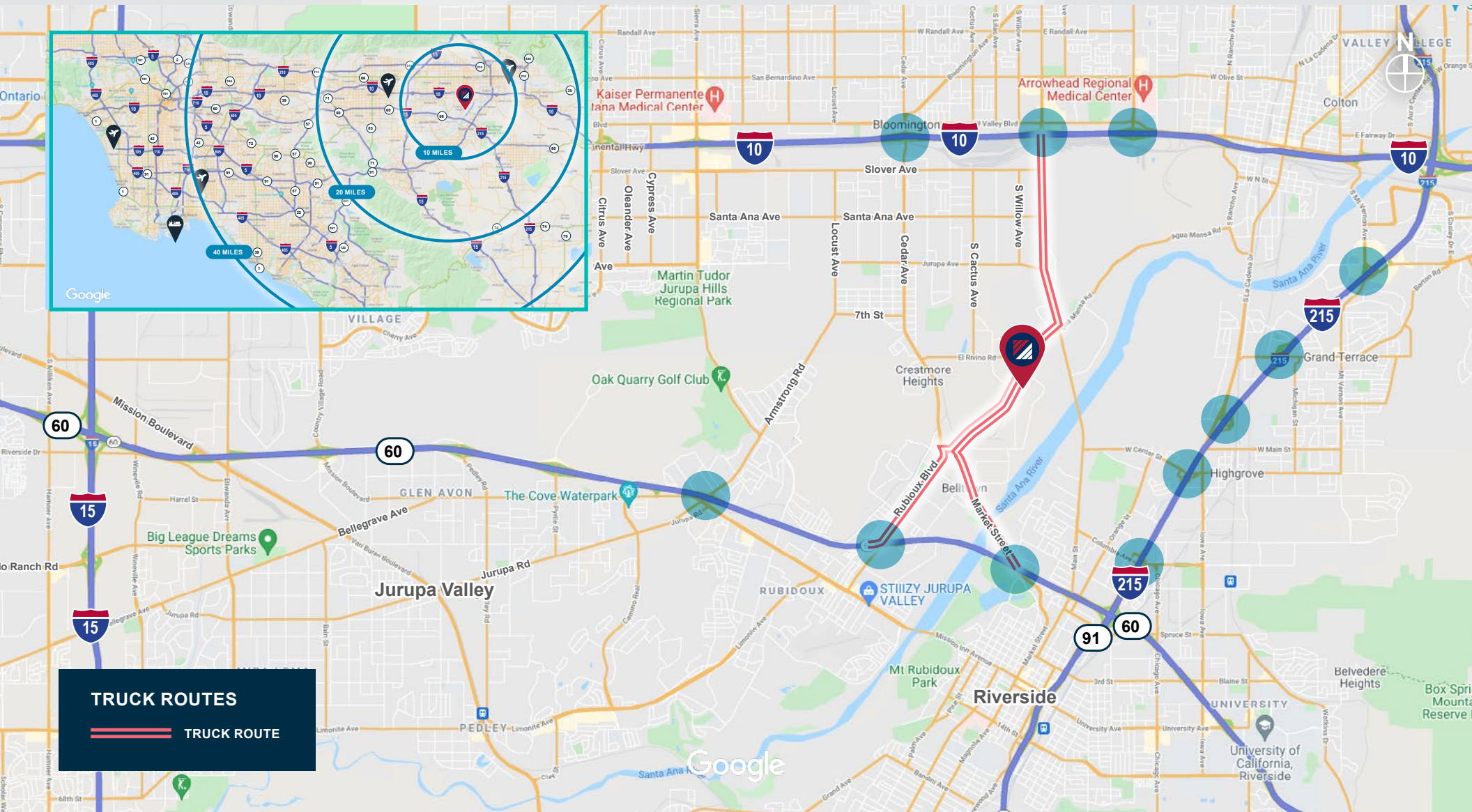
NEARBY TENANTS MAP

DESTINATIONS	DISTANCE
Ontario Intl. Airport	16 Mi.
SBD International Airport	12 Mi.
Downtown Los Angeles	56 Mi.
Los Angeles Intl. Airport	70 Mi.
Port of Los Angeles	75 Mi.
Port of Long Beach	74 Mi.
BNSF - San Bernardino	7.7 Mi.



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FREEWAY ACCESS MAP



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