

FOR LEASE

HIGH QUALITY INDUSTRIAL BUILDINGS

1136 & 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



A

±140,198 SF



B

±192,903 SF

BLDG A (±140,198 SF)

BLDG B (±192,903 SF)

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

BUILDING A INDUSTRIAL

1136 HALL AVENUE | JURUPA VALLEY | CA

 VIEW VR TOUR

PROJECT HIGHLIGHTS



±8.82 Acres
Total Net Acres



104 Car Parking Stalls
(Expandable to 128)



±140,198 SF
Building A



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



±7,102 SF Total Office SF
±4,102 SF First Floor Office
±3,000 SF Mezzanine
with bathrooms + wet bar



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



43
Trailer Parking Off Dock
(Expandable)



ESFR | K-25
Sprinkler Heads



1 (12' x 14')
Ground Level Loading



LED Lighting
(3-4 Fixtures per Bay)



19 (9'x10')
Dock High Doors



Solar Capable



10
40,000 lbs Pit Levelers



7"
Concrete Slab



32' Min
Clear Height



Built to LEED Standards



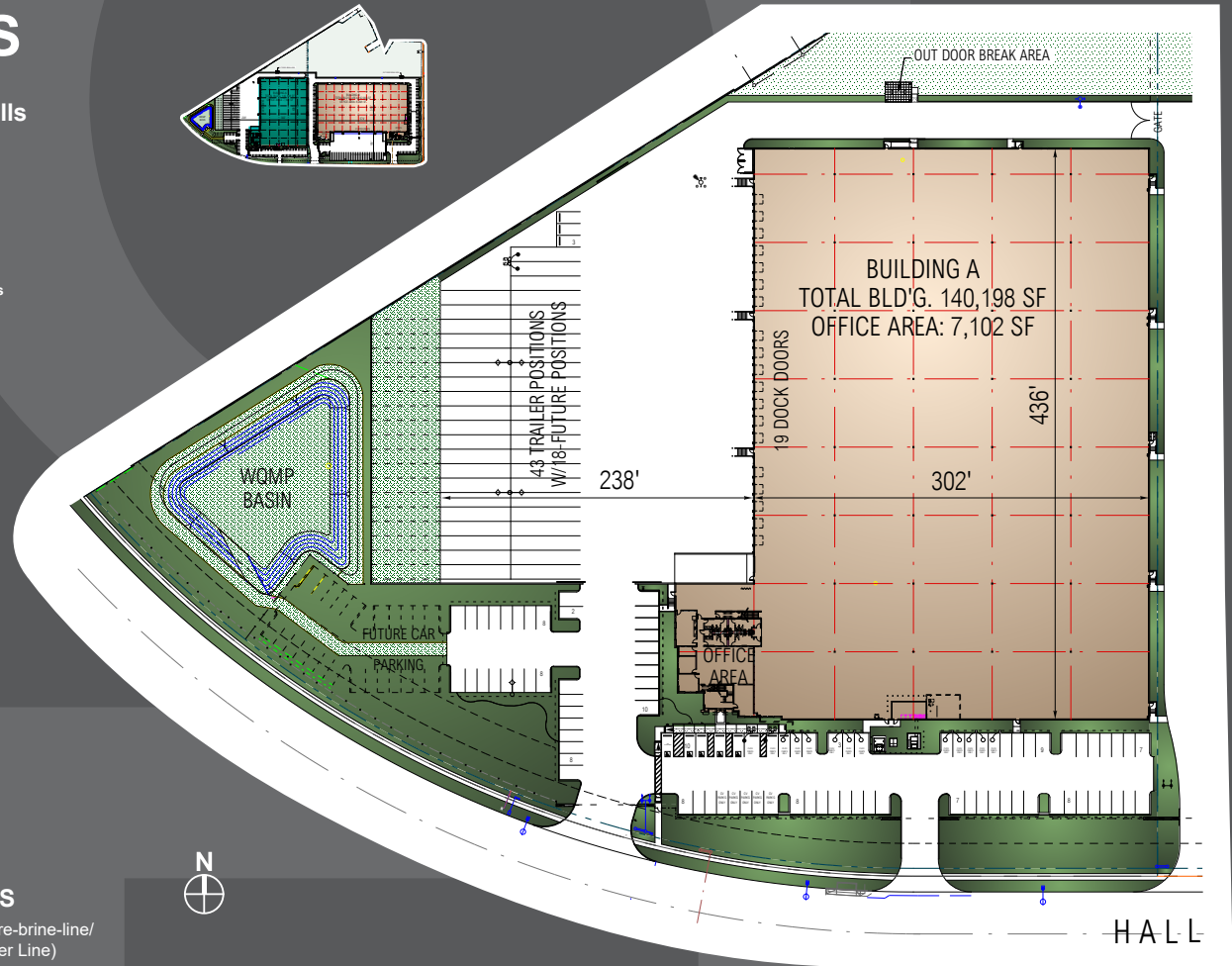
2
Big Ass Fans

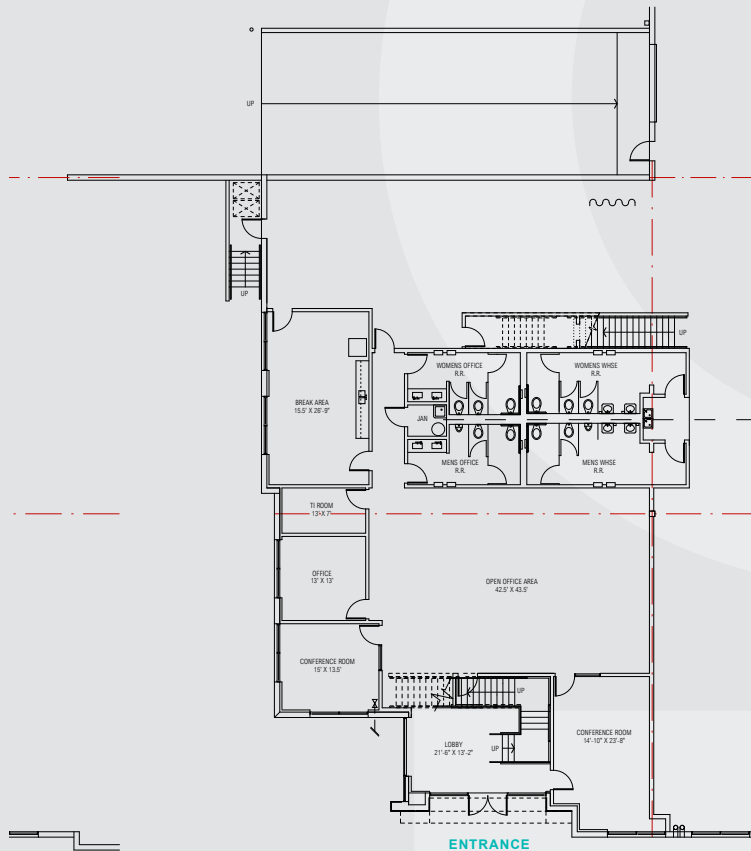


238'
Fully Secure Truck Court
(Expandable to 291')

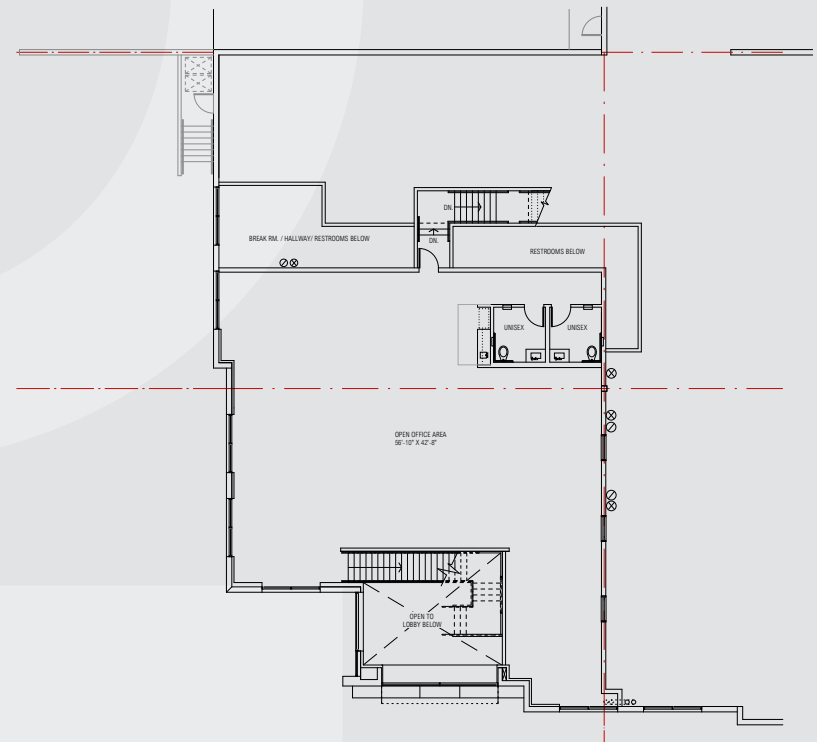


BRINE LINE ACCESS
<https://sawpa.org/inland-empire-brine-line/>
(Non-Reclaimable Waste Water Line)
Located in Hall Avenue





BUILDING A - FIRST FLOOR PLAN OFFICE PLAN - 4,102 SF
SCALE: 1/8" = 1'-0"

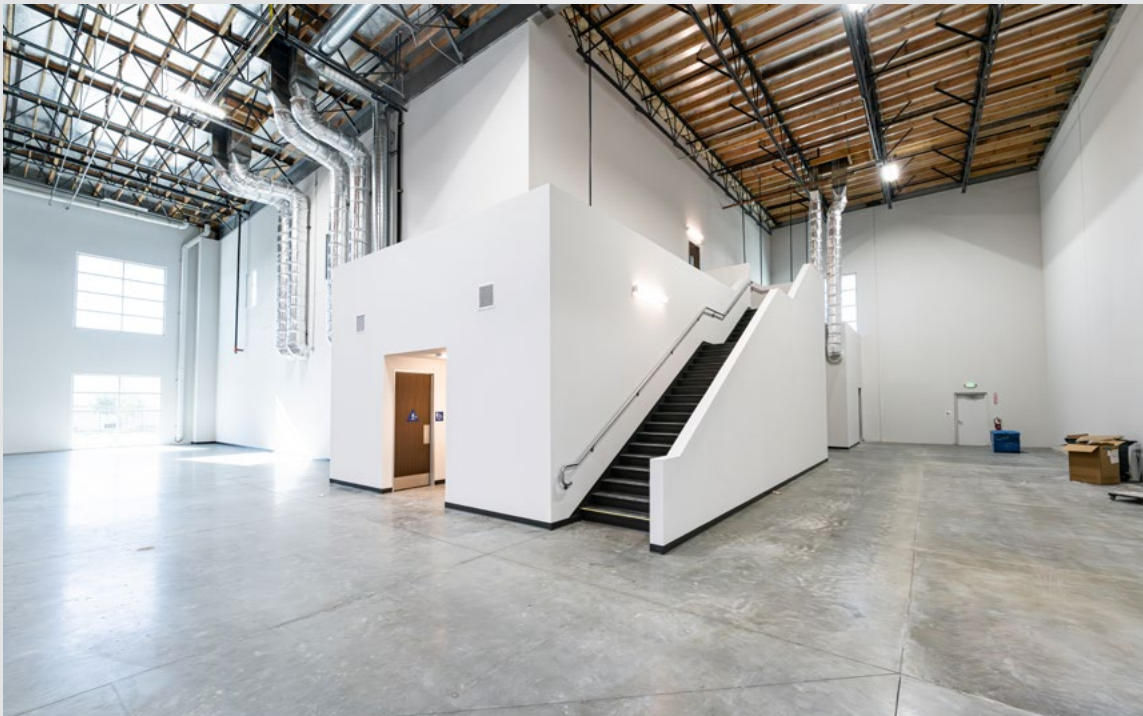
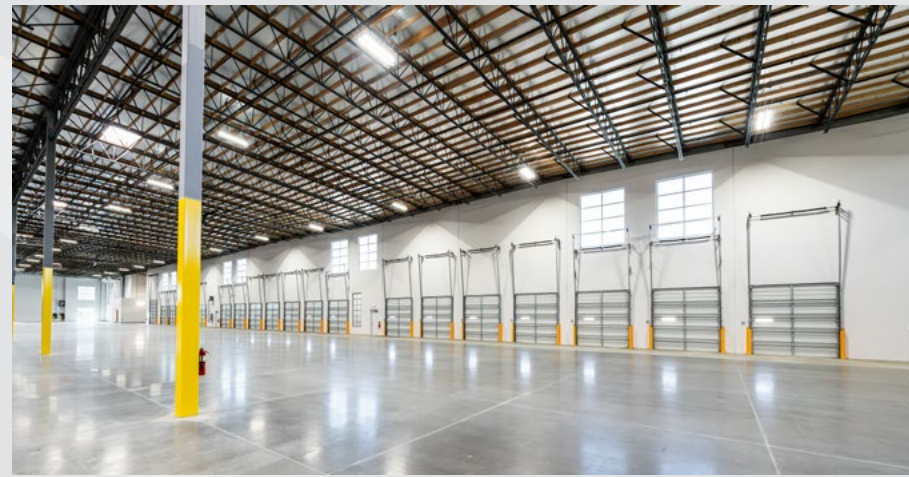
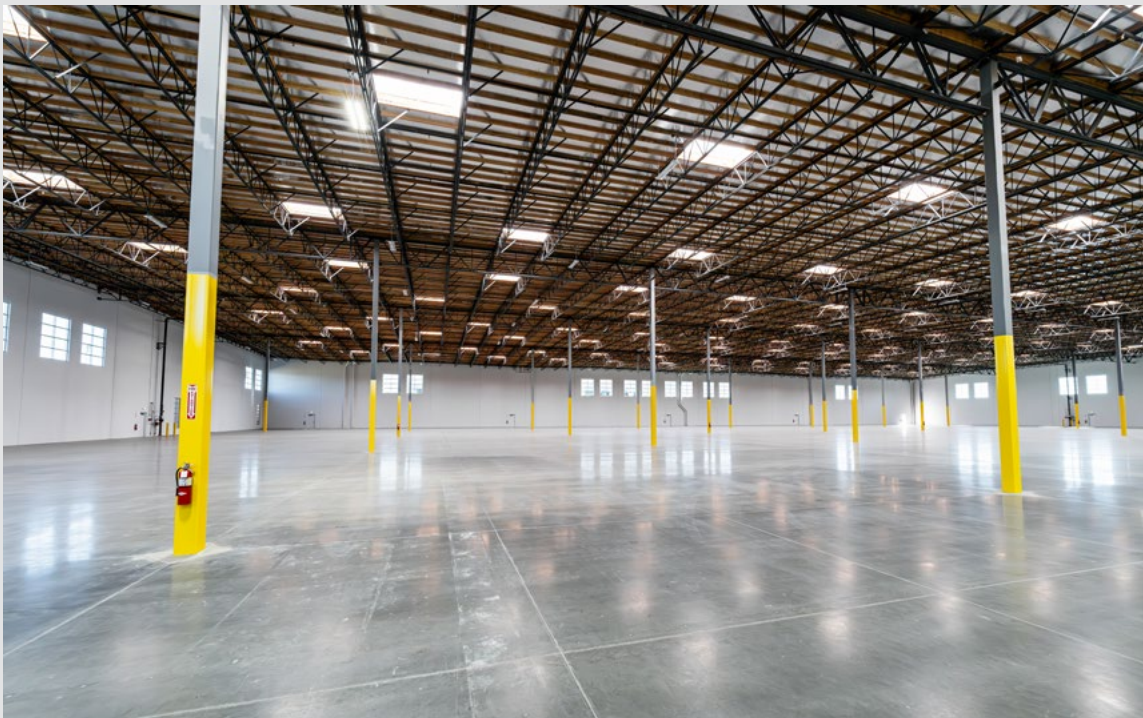


BUILDING A - SECOND FLOOR OFFICE PLAN - 3,000 SF
SCALE: 1/8" = 1'-0"



BUILDING A PHOTOS





BUILDING B INDUSTRIAL

1176 HALL AVENUE | JURUPA VALLEY | CA

 VIEW VR TOUR

PROJECT HIGHLIGHTS



±14.26 Acres
Total Net Acres



144 Car Parking Stalls



±192,903 SF
Building A



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



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

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



31
Trailer Parking Off Dock



ESFR | K-25
Sprinkler Heads



2 (12' x 14')
Ground Level Loading



LED Lighting
(3-4 Fixtures per Bay)



21 (9'x10')
Dock High Doors



Solar Capable



11
40,000 lbs Pit Levelers



7"
Concrete Slab



32' Min
Clear Height



Built to LEED Standards



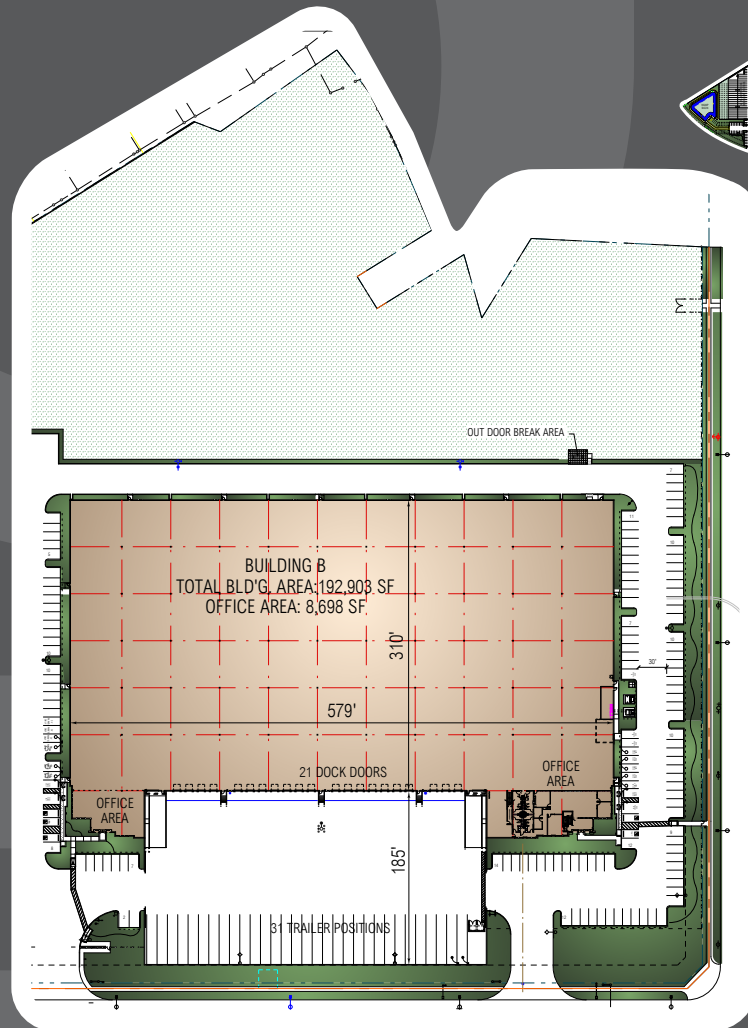
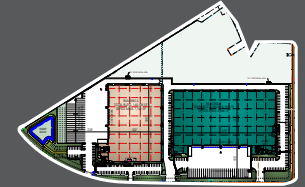
2
Big Ass Fans

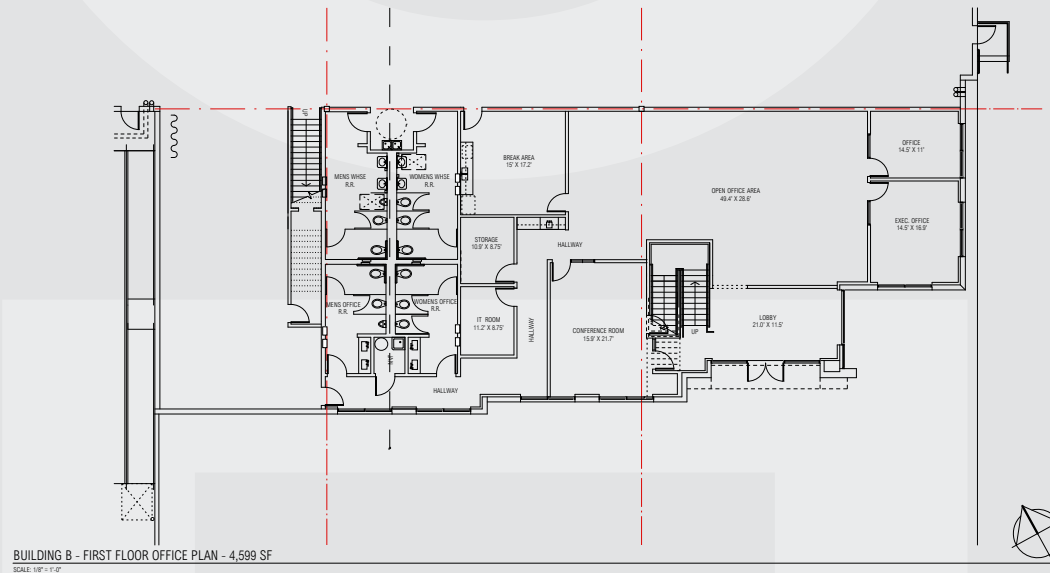
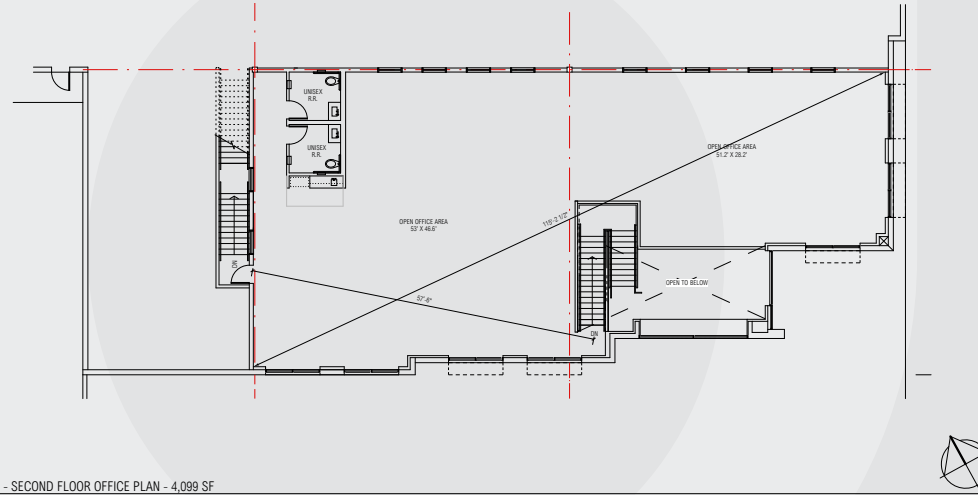


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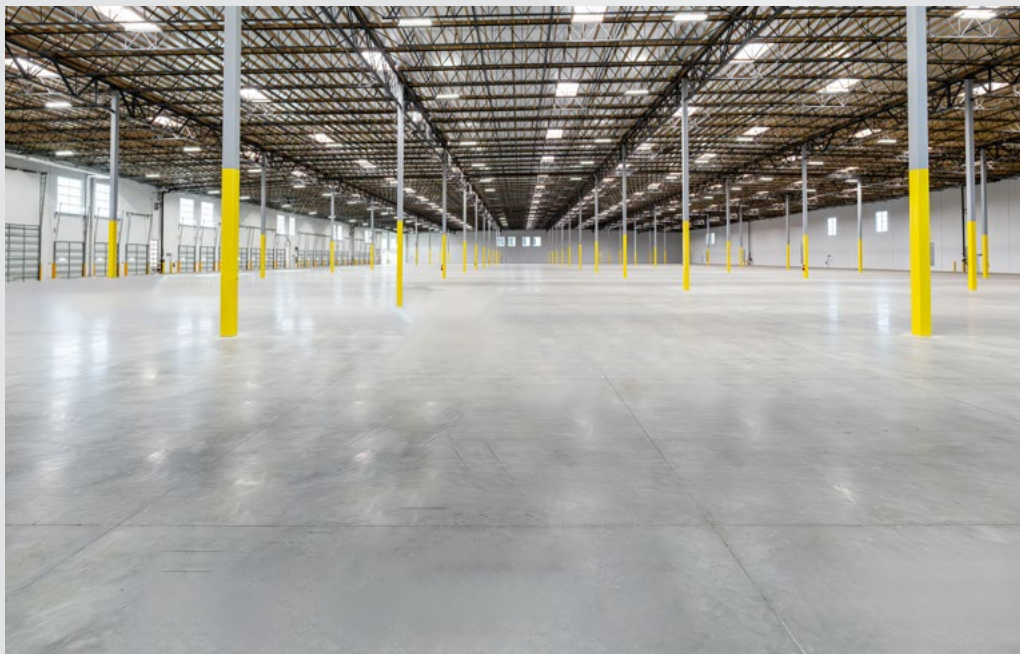
185'
Fully Secure Truck Court

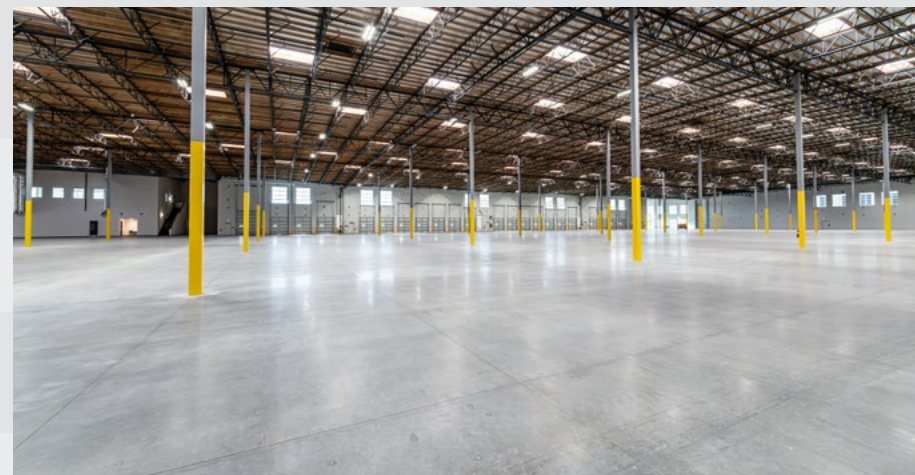
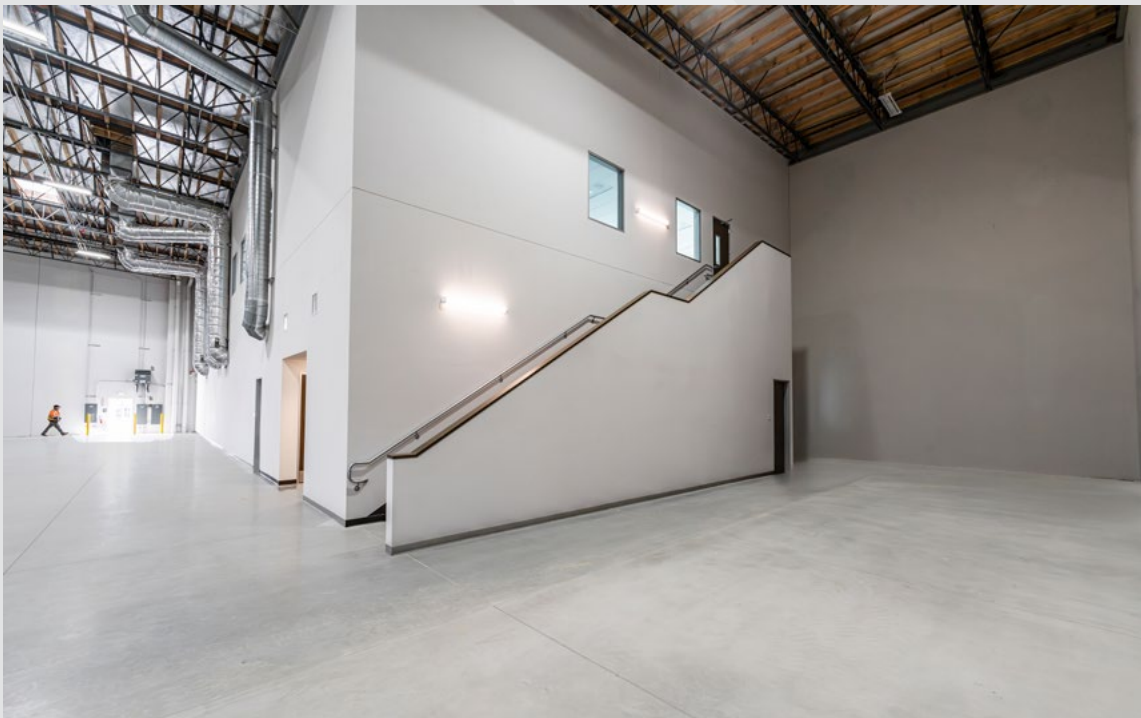
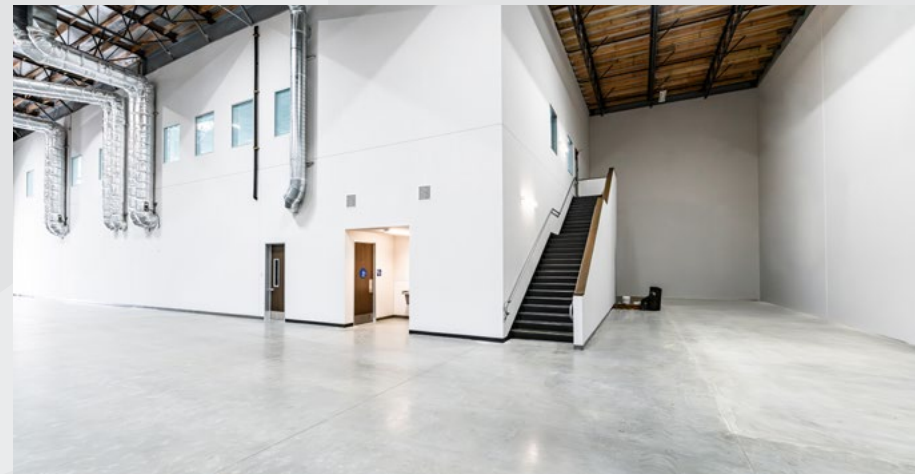
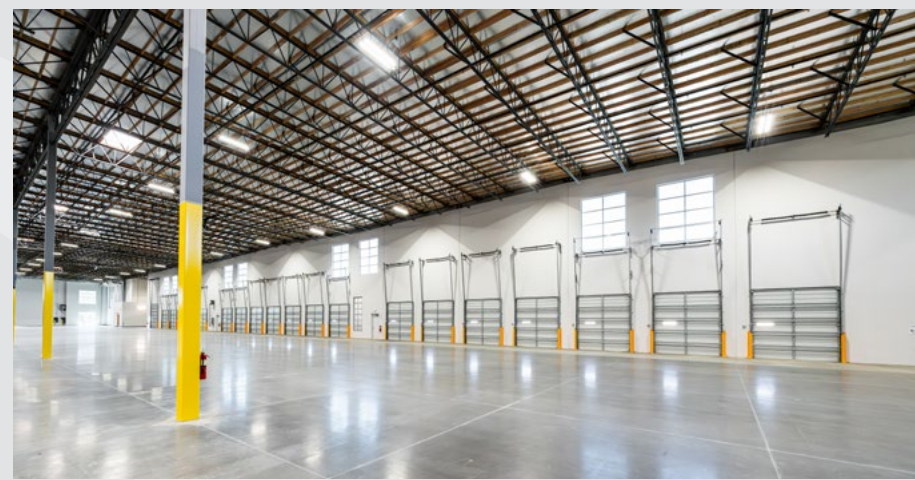






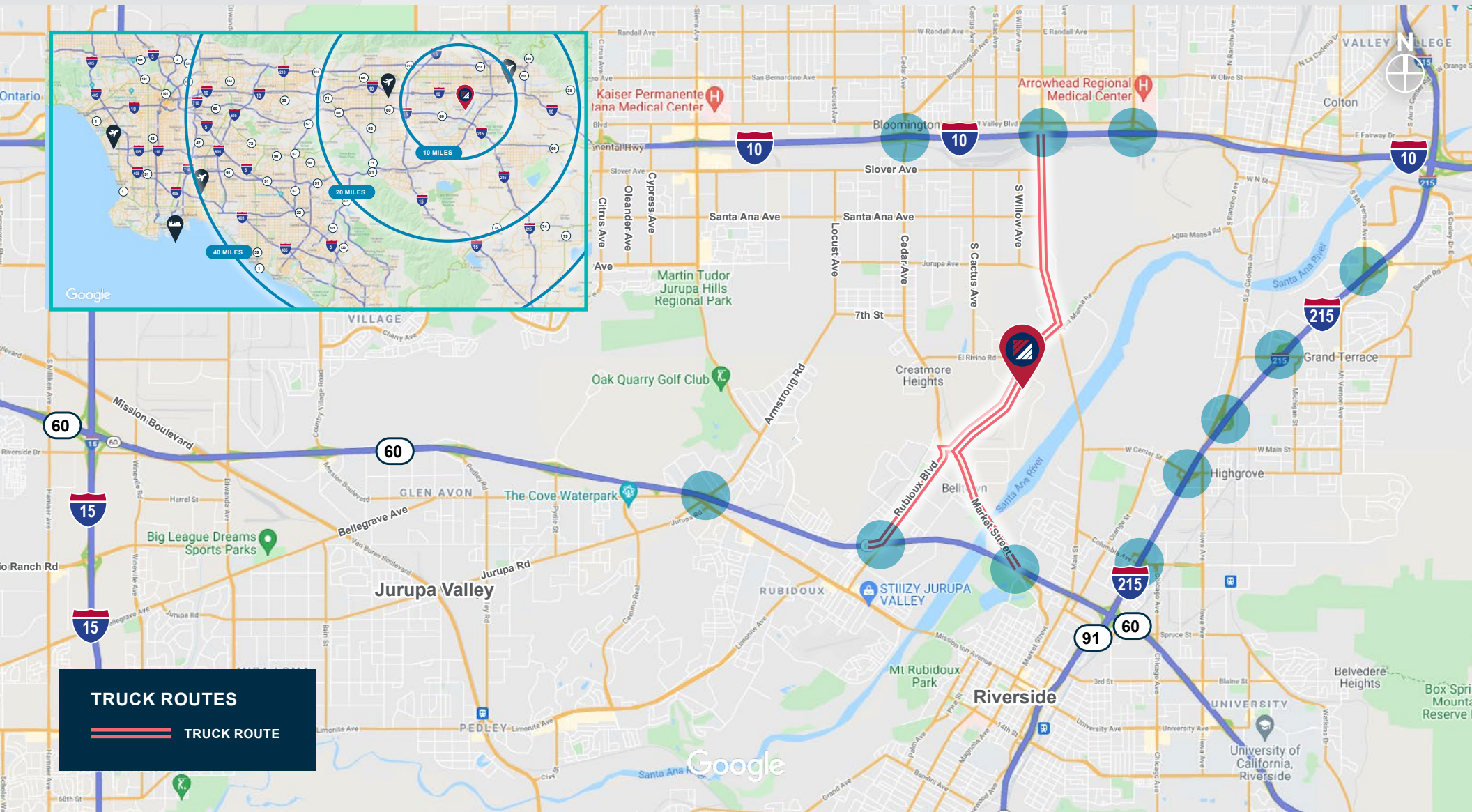
BUILDING B PHOTOS





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FREEWAY ACCESS MAP



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