



**PALOMINO RANCH**  
**BUSINESS PARK**  
HORSETOWN USA - NORCO, CA



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# Site Plan

## Phase I

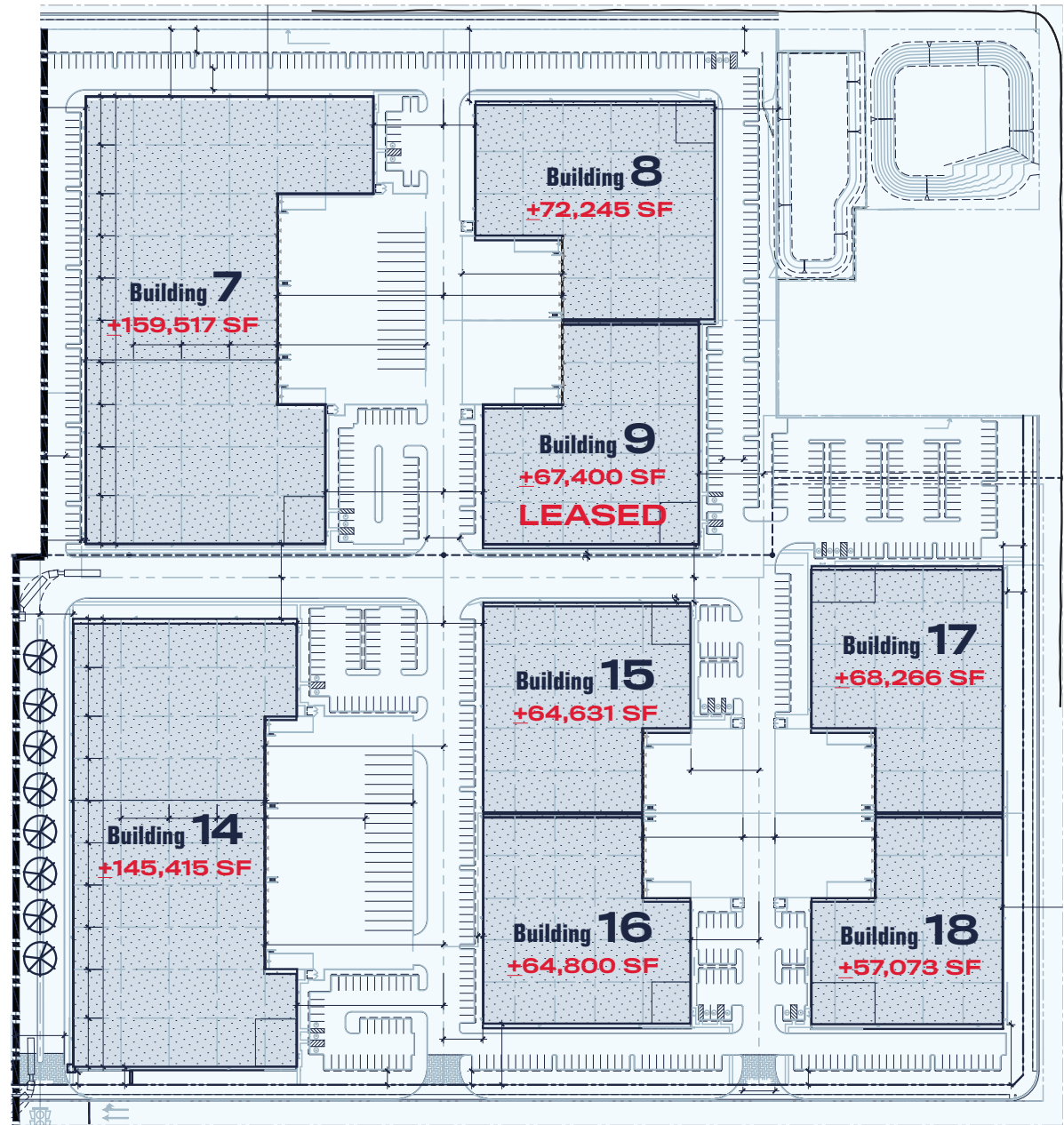
±699,347 SF  
in 8 buildings  
on ±44 acres

Estimated  
Completion  
Q4 2022



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1700-1910 Mountain Ave.  
Norco, CA 92860





# CapRock Palomino Ranch Business Park

## Project Highlights

- ±112 Acres
- ±1.96 Million SF upon completion  
ranging from ±41,923 SF to ±163,351 SF
- Up to 552' x 240' Building Dimensions
- Up to ±6,000 SF Spec Office
- 30' – 36' Clear Heights
- ESFR Sprinklers
- Up to 52' x 60' Column Spacing (60' Speed Bay)
- ±125' – ±185' Truck Court Depths
- 1:1,000 Parking Ratio
- Secured and Unsecured Concrete Truck Courts
- SP (Gateway Specific Plan)

## CapRock Palomino Ranch Business Park Building Characteristics

[illegible]



## Corporate Neighbors

FEDEX - UPS - AMAZON - TARGET -  
WALMART - HOME DEPOT - CORE.MARK

**Direct Access  
To I-15 Freeways**

## CapRock Palomino Ranch Business Park

The property is located in the Inland Empire West submarket and is only minutes from Orange County.

The property has freeway access to several freeways including I-15, 91 Freeway, 71 Freeway, 60 Freeway, and I-10 providing immediate access to nearly any location in the Southern California.

