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Site Plan Phase I

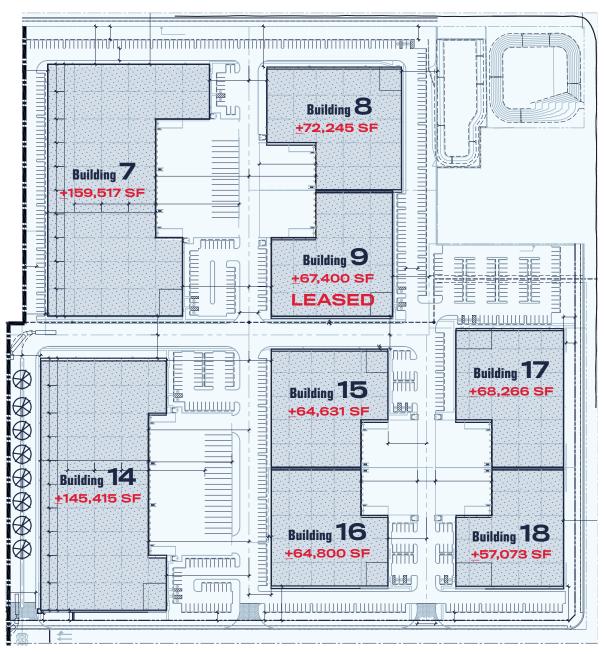


±699,347 SF in 8 buildings on ±44 acres

Estimated Completion Q4 2022



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)
- <u>+</u>125' <u>+</u>185' Truck Court Depths
- 1:1,000 Parking Ratio
- Secured and Unsecured Concrete Truck Courts
- SP (Gateway Specific Plan)

CapRock Palomino Ranch Business Park

± 39,476

± 51,691

Building Characteristics

Palomino Ranch

±1,963,629

Business Park

Total

(Building RSF Includes 1st & 2nd Floor Office)	1 st Floor Office RSF	Mezz. Office SF	% Office	Clear Height	Truck Court Depth	Doors Dock High	Doors Drive In	Auto Parking	H.C. Parking	Trailer Parking	Elec. Service (AMPS)	House/ Spec Power (AMPS)
PHASE I													
Building 7	<u>+</u> 159,517	<u>+</u> 3,654	<u>+</u> 3,598	4.6%	36	<u>+</u> 182'	16	2	143	5	15	4,000	200
Building 8	<u>+</u> 72,245	<u>+</u> 3,047	<u>+</u> 2,992	8.4%	32	<u>+</u> 165'	5	1	69	3	0	1,600	200
Building 9	<u>+</u> 67,400	<u>+</u> 3,047	<u>+</u> 2,992	9.0%	32	<u>+</u> 165'	5	1	58	3	0	1,600	200
Building 14	<u>+</u> 145,415	<u>+</u> 3,607	<u>+</u> 3,541	4.9%	36	<u>+</u> 185'	20	2	75	4	18	4,000	200
Building 15	<u>+</u> 64,631	<u>+</u> 3,047	<u>+</u> 2,992	9.3%	32	<u>+</u> 165'	5	1	41	3	0	1,600	200
Building 16	<u>+</u> 64,800	<u>+</u> 3,113	<u>+</u> 3,081	9.6%	32	<u>+</u> 165'	5	1	68	3	0	1,600	200
Building 17	<u>+</u> 68,266	<u>+</u> 3,112	<u>+</u> 3,056	9.0%	30	<u>+</u> 163'	5	1	37	5	0	1,600	200
Building 18	<u>+</u> 57,073	<u>+</u> 2,661	<u>+</u> 2,625	9.3%	30	<u>+</u> 163'	5	1	36	2	0	1,600	200
Phase I Total / Wtd. Avg.	± 699,347	± 25,288	± 24,877										
PHASE II-A (F	PHASE IIA AND IIB I	INFORMATIO	ON SUBJEC	Т ТО СНА	NGE)								
Building 1	<u>+</u> 41,923	<u>+</u> 2,884		6.88%	30	<u>+</u> 167'	3	1	52	3	0	1,600	200
Building 2	<u>+</u> 41,923	<u>+</u> 2,883		6.88%	30	<u>+</u> 147'	3	1	43	2	0	1,600	200
Building 3	<u>+</u> 41,923	<u>+</u> 2,883		6.88%	30	<u>+</u> 167'	3	1	43	2	0	1,600	200
Building 4	<u>+</u> 41,923	<u>+</u> 2,883		6.88%	30	<u>+</u> 147'	3	1	41	2	0	1,600	200
Building 5	<u>+</u> 121,343	<u>+</u> 3,670	<u>+</u> 3,620	6.01%	36	<u>+</u> 125'	15	2	105	5	0	1,600	200
Building 6	<u>+</u> 161,542	<u>+</u> 3,671	<u>+</u> 3,619	4.51%	36	<u>+</u> 185'	15	2	109	5	13	4,000	200
Building 11	<u>+</u> 163,531	<u>+</u> 3,757	<u>+</u> 3,680	4.55%	36	<u>+</u> 185'	16	2	134	5	14	4,000	200
Building 13	<u>+</u> 138,654	<u>+</u> 3,772	<u>+</u> 3,680	5.37%	36	<u>+</u> 185'	15	2	86	4	13	1,600	200
Phase II-A Tota / Wtd. Avg.	al ± 752,762	± 26,403	± 14,599										
•	HASE IIA AND IIB I	NFORMATIO	ON SUBJEC	Т ТО СНА	•								
Building 1	<u>+</u> 67,235				30		6	1			2	1,600	200
Building 2	<u>+</u> 70,855				32		6	1			2	1,600	200
Building 3	<u>+</u> 45,465				30		4	1			1	1,200	200
Building 4	<u>+</u> 43,880				30		4	1			1	1,200	200
Building 5	<u>+</u> 80,080				32		8	1			1	1,600	200
Building 6	<u>+</u> 85,415				32		8	1			2	1,600	200
Building 7	<u>+</u> 66,945				30		5	1			2	1,200	200
Building 8	<u>+</u> 51,645				30		4	1			1	1,200	200
Phase II-B Toto / Wtd. Avg.	al ± 511,520												



Corporate Neighbors

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

Direct Access
To I-15 Freeways

(99)

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.

