



BUILDING 9 1840 MOUNTAIN AVENUE, NORCO, CA



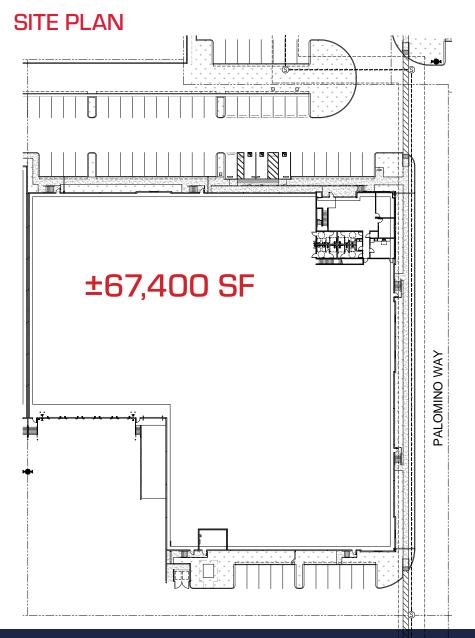




BUILDING 9 1840 MOUNTAIN AVENUE, NORCO, CA

BUILDING HIGHLIGHTS

- ±67,400 SF
- ±6,039 SF TOTAL SPEC OFFICE
- 32' CLEAR HEIGHT
- ESFR SPRINKLER (K-25)
- ±165' TRUCK COURT DEPTH
- 5 DOCK DOORS
- 1 GROUND LEVEL DOOR
- 58 PARKING SPACES
- 1,600 AMP PANEL EXPANDABLE TO 2,400 AMPS (VERIFY)
- SECURED CONCRETE TRUCK COURT
- 6" REINFORCED CONCRETE SLAB THICKNESS
- MECHANICAL PIT LEVELERS / LED WAREHOUSE LIGHTING

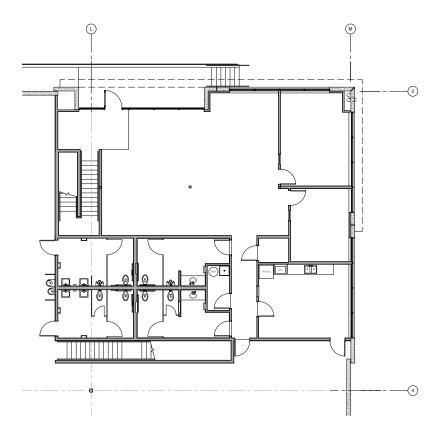




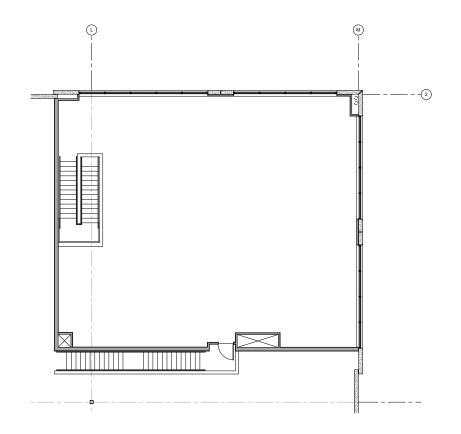


BUILDING 9 1840 MOUNTAIN AVENUE, NORCO, CA

1ST FLOOR SPEC OFFICE



2ND FLOOR SPEC OFFICE

























Jeff Ruscigno, SIOR Senior Vice President 951.276.3600 Lic#01030286 jruscigno@leeriverside.com

Brian Pharris Senior Vice President/Principal 909.373.2927 Lic#01329363 bpharris@lee-assoc.com Paul Earnhart, SIOR Senior Vice President 909.989.7771 Lic#01426559 pearnhart@lee-assoc.com

Austin Hill Senior Vice President/Principal 909.373.2732 Lic#01921364 ahill@lee-assoc.com Ryan Earnhart Senior Vice President/Principal 909.373.2724 Lic#01426559 rearnhart@lee-assoc.com

Jeff Smith, SIOR Senior Vice President/Principal 909.373.2909 Lic#01030286 jsmith@lee-assoc.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker or owner herein. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 4193 Flat Rock Drive, Suite 100, Riverside, CA 92505 | Corporate ID# 01048055