

**Available
Now**



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

1700-1910 Mountain Avenue | Norco, CA 92860

LIVE



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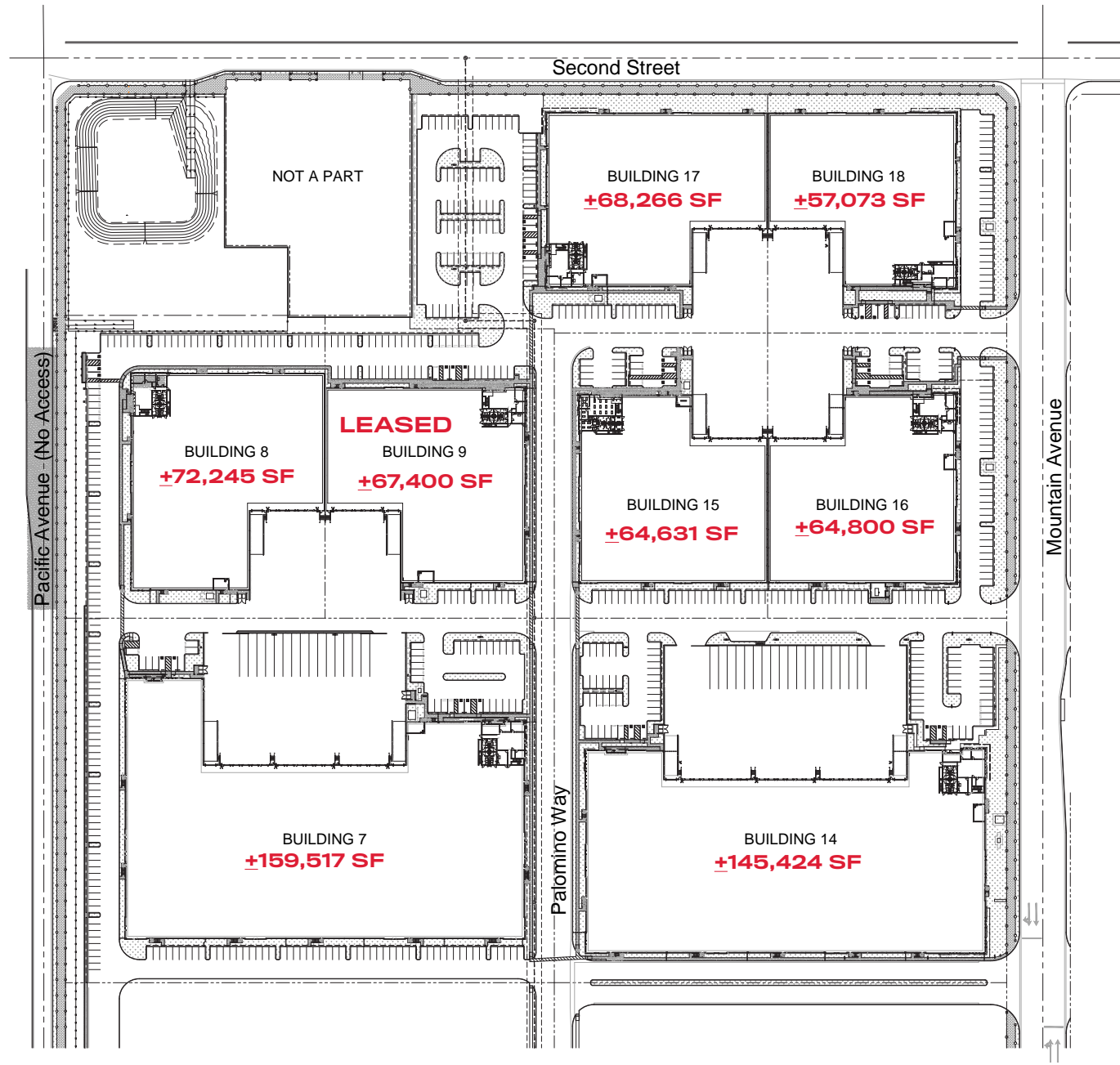


Site Plan

Phase I



PALOMINO RANCH
BUSINESS PARK
HORSETOWN USA - NORCO, CA
1700-1910 Mountain Ave.
Norco, CA 92860



Phase 1

±57,073 - ±159,517 SF
8 Buildings

Phase 2

±41,000 - ±163,000 SF
8 Buildings

Phase 3

±43,000 - ±90,000 SF
8 Buildings

±112

Acres

±1.96M

Square Feet

24

Buildings

30'-36'

Clear Heights

CapRock Palomino Ranch Business Park

Phase I Project Highlights

- 8 Buildings Ranging from ±64,800 - ±159,517 SF
- ±6,000 SF Spec Offices
- ESFR Sprinklers (K-25)
- 30' - 36' Clear Height
- Concrete Truck Courts and Drive Paths
- 52' x 60' Column Spacing (60' Speed Bay)
- High Power - 1,600 - 4,000 Amps
- ±125' - ±185' Truck Court Depths
- Secured Concrete Truck Courts
- 6" & 7" Reinforced Concrete Slabs
- Mechanical Pit Levelers / LED Warehouse Lighting

CapRock Palomino Ranch Business Park Building Characteristics

	Building RSF (Includes 1st & 2nd Floor Office)	Total Spec Office SF	ESFR Spinklers (K-25)	Clear Height	Truck Court Depth	Slab Thickness	Doors Dock High	Doors Drive In	Auto Parking	Pit Levelers/ LED	Trailer Parking	Elec. Service (AMPS)
PHASE I												
Building 7	+159,517	+7,252	✓	36	+182'	7"	16	2	143	✓	15	4,000
Building 8	+72,245	+6,039	✓	32	+165'	6"	5	1	69	✓	0	1,600
Building 9	LEASED +67,400	+6,039	✓	32	+165'	6"	5	1	58	✓	0	1,600
Building 14	+145,424	+7,148	✓	36	+185'	7"	20	2	75	✓	18	4,000
Building 15	+64,631	+6,039	✓	32	+165'	6"	5	1	41	✓	0	1,600
Building 16	+64,800	+6,194	✓	32	+165'	6"	5	1	68	✓	0	1,600
Building 17	+68,266	+6,168	✓	30	+163'	6"	5	1	37	✓	0	1,600
Building 18	+57,073	+5,286	✓	30	+163'	6"	5	1	36	✓	0	1,600
Phase I Total +699,356 / Wtd. Avg.												





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.

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.

