

TWO (2) HIGH QUALITY INDUSTRIAL BUILDINGS UNDER CONSTRUCTION

CARSON AGUA MANSA

FOR LEASE

**±140,198 SF (A) & ±192,903 SF (B)
TOTALING ±333,101 SF**

1136 & 1176 HALL AVENUE | JURUPA VALLEY | CA



**DELIVERING
OCTOBER
2023**



10, 215 & 60 FWYS
CLOSE PROXIMITY



TWO (2)
BUILDINGS



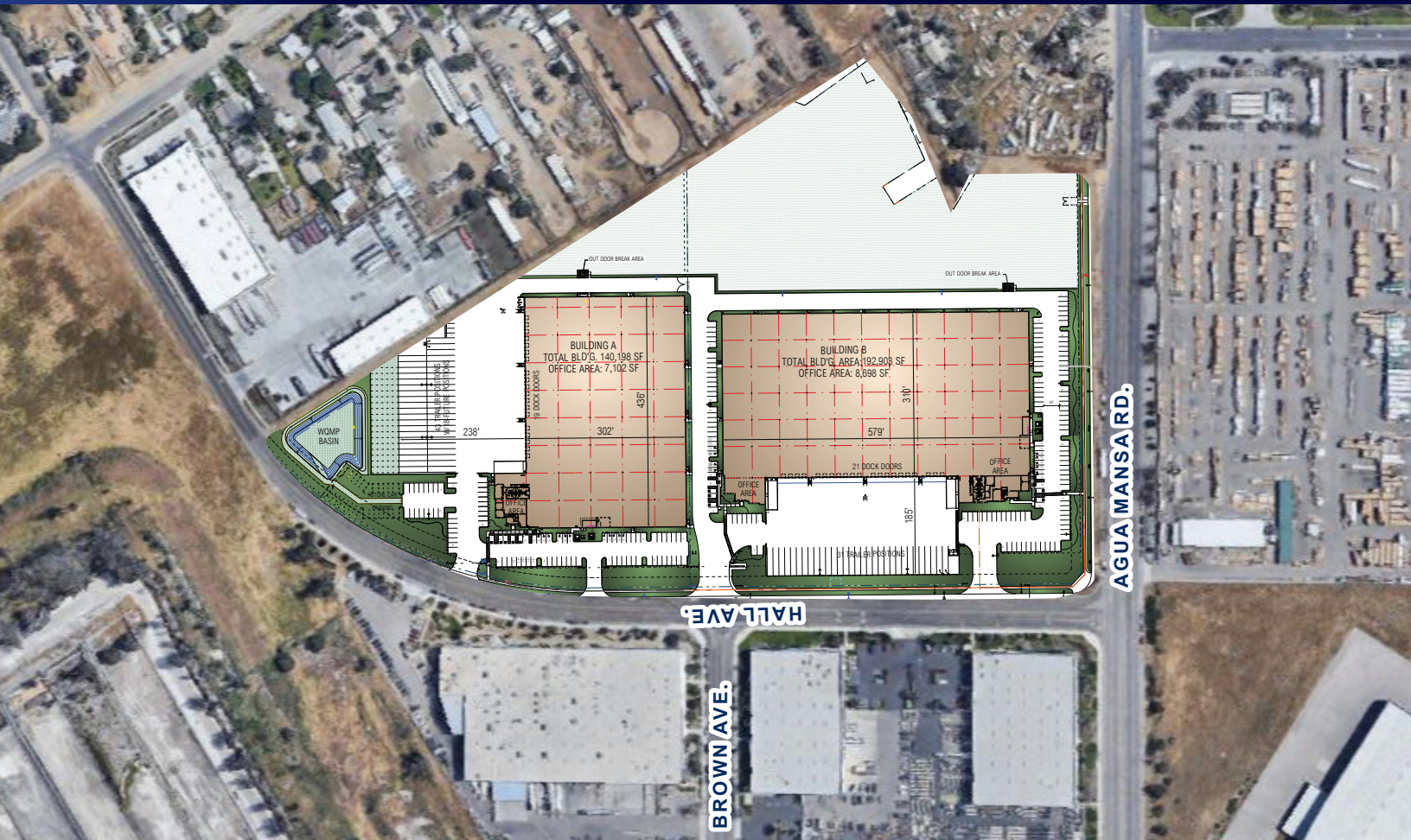
**BRINE LINE
ACCESS**
(CLICK TO VIEW)

**FOR MORE INFORMATION,
CONTACT:**

RICK JOHN, SIOR
EXECUTIVE VICE PRESIDENT
P: 909.912.0001 | F: 909.980.3775
RJ@DAUMCOMMERCIAL.COM
CA LICENSE # 00800783

GUS ANDROS, SIOR
EXECUTIVE VICE PRESIDENT
P: 909.912.0003 | F: 909.912.0013
GANDROS@DAUMCOMMERCIAL.COM
CA LICENSE # 01010235

SITE PLAN



BUILDING SPECIFICATIONS

	Bldg A: 1136 Hall Avenue	Bldg B: 1176 Hall Avenue
Total SF:	140,198 SF • Includes 7,102 SF of finished, open concept office, including 3,000 SF mezzanine with bathrooms and a wet bar	192,903 SF • Includes 8,698 SF of finished, open concept office, including 4,099 SF mezzanine with bathrooms and a wet bar
Dock Doors:	19 Dock Doors (9' x 10') • 10 docks will include 40,000 lb mechanical pit levelers • Electrical quad outlets at every other door • Z-guards at every position • Dock Bumpers at every position	21 Dock Doors (9' x 10') • 11 docks will include 40,000 lb mechanical pit levelers • Electrical quad outlets at every other door • Z-guards at every position • Dock Bumpers at every position
Ground Level:	1 (12' x 14')	2 (12' x 14')
Big Ass Fans:	2	2
Truck Court:	238' (Expandable to 291')	185'
Clear Height:	32'	32'
Trailer Parking Stalls:	43 Off Dock	31 Off Dock
Car Parking Stalls:	104 Parking Stalls (Including 5 Handicap)	144 Parking Stalls (Including 5 Handicap)
Charging:	Conduit for EV Charging Stations in the Truck Court and Parking Stalls	Conduit for EV Charging Stations in the Truck Court and Parking Stalls
Yard:	Fully Secured Site	Fully Secured Site
Power:	2,000 Amps (expandable to 4,000 amps) 277/480 Volt 3 Phase, 4 Wire	2,000 Amps (expandable to 4,000 amps) 277/480 Volt 3 Phase, 4 Wire
Sprinkler:	ESFR K-25 Sprinkler Heads	ESFR K-25 Sprinkler Heads
Lighting:	30 ft Candle LED Lighting (3-4 fixtures per bay)	30 ft Candle LED Lighting (3-4 fixtures per bay)
Other:	7" Concrete Slab Built to LEED Standards Brine Line Access	7" Concrete Slab Built to LEED Standards Brine Line Access

PROPERTY PHOTOS

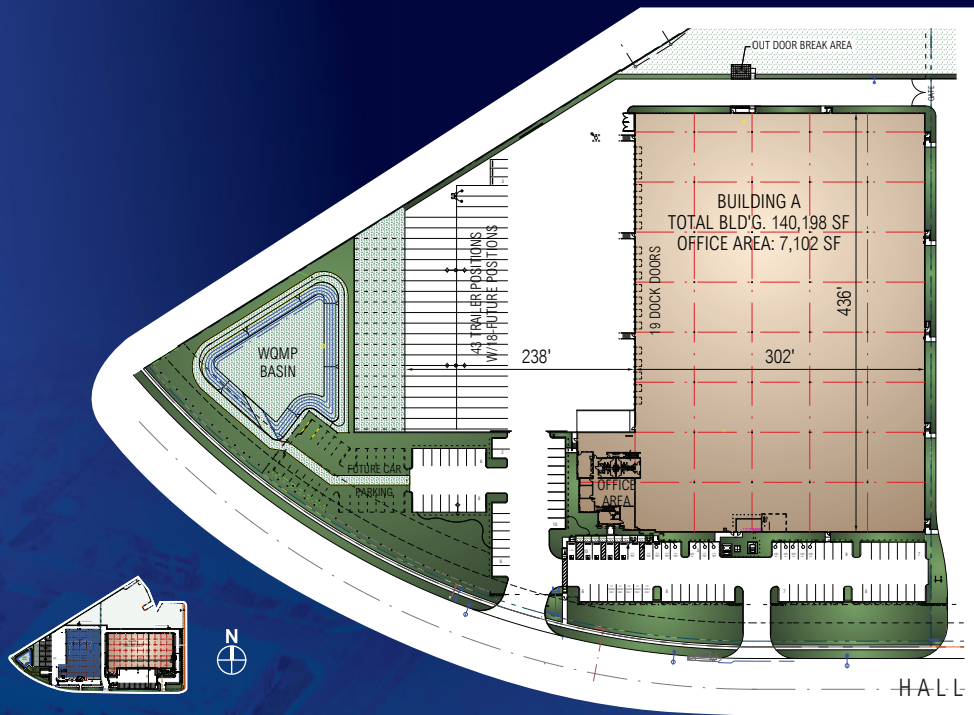
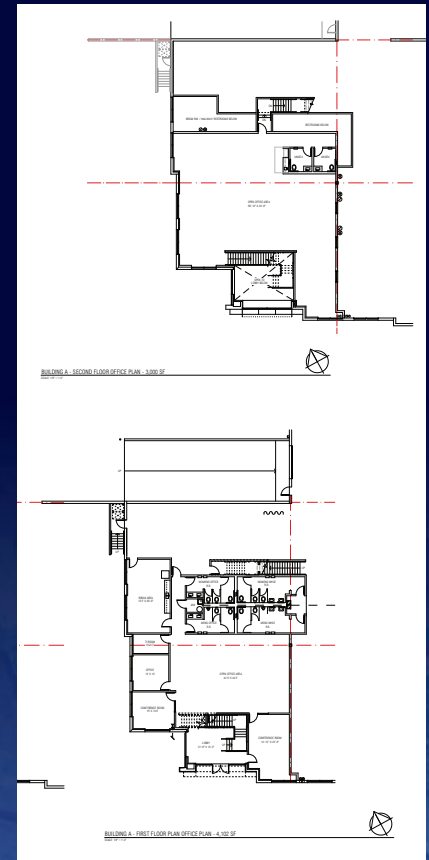


CARSON AGUA MANSA

FOR LEASE | BUILDING A

1136 HALL AVENUE | JURUPA VALLEY | CA

FLOOR PLANS



±8.82 Acres
Total Net Acres



32'
Clear Height



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



Built to LEED Standards



±140,198 SF
Building A



2
Big Ass Fans

Conduit for EV Charging
Stations in the Truck Court
and Parking Stalls



±4,102 SF / ±3,000 SF
Total Office / Mezzanine
with bathrooms + wet bar



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



ESFR | K-25
Sprinkler Heads



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



43
Trailer Parking Off Dock



1 (12' x 14')
Ground Level Loading



(3-4 Fixtures per Bay)
30 ft Candle LED Lighting



19 (9'x10')
Dock High Doors



104
Parking Stalls
(Including 5 Handicap)



7"
Concrete Slab

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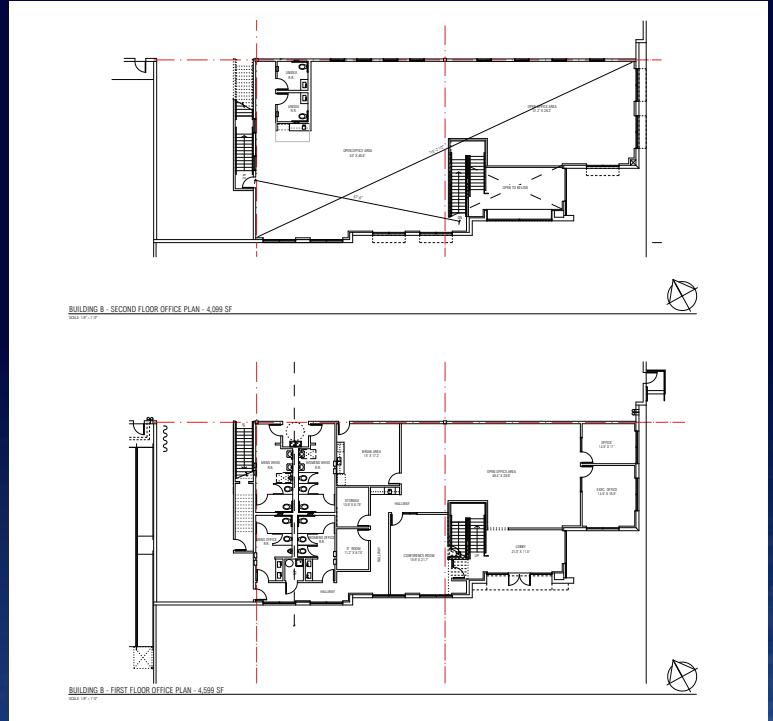
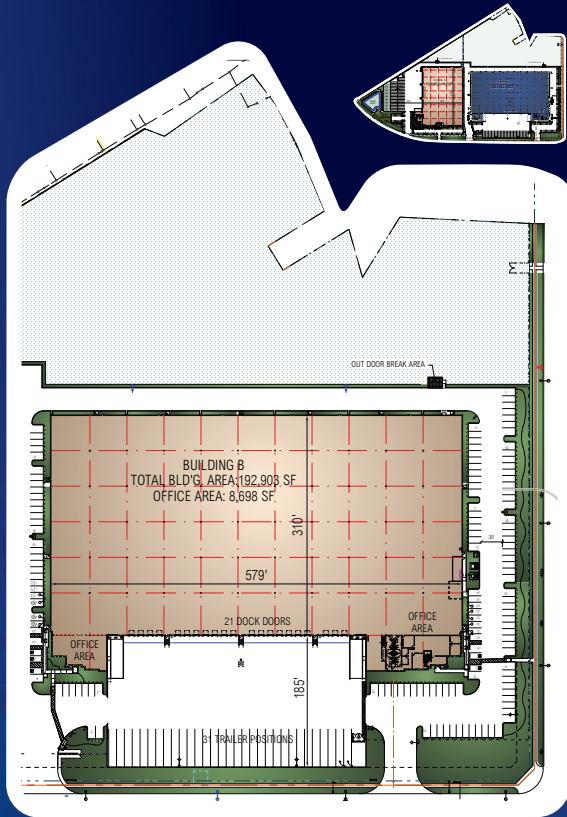
CARSON AGUA MANSA

FOR LEASE | BUILDING B

1176 HALL AVENUE | JURUPA VALLEY | CA



FLOOR PLANS



±14.26 Acres
Total Net Acres



32'
Clear Height



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



Built to LEED Standards



±192,903 SF
Building A



2
Big Ass Fans



Conduit for EV Charging
Stations in the Truck Court
and Parking Stalls



BRINE LINE ACCESS

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



±8,698 SF / ±4,099 SF
Total Office / Mezzanine
with bathrooms + wet bar



185'
Fully Secure Truck Court



ESFR | K-25
Sprinkler Heads



31
Trailer Parking Off Dock



1 (12' x 14')
Ground Level Loading



(3-4 Fixtures per Bay)
30 ft Candle LED Lighting



21 (9'x10')
Dock High Doors



144
Parking Stalls
(Including 5 Handicap)



7"
Concrete Slab

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LOCATION



LOCATION

