

FOR LEASE

HIGH QUALITY INDUSTRIAL BUILDING

1136 HALL AVENUE | JURUPA VALLEY | CA

CARSON
agua mansa

PROFESSIONALLY OWNED AND MANAGED BY:

 **CARSON**
COMPANIES
WWW.CARSONCOMPANIES.COM

BRAND NEW
CONSTRUCTION
AVAILABLE
FOR IMMEDIATE OCCUPANCY

AVAILABLE

BLDG.
 **A**

±140,198 SF



 VIEW VR TOUR

FOR MORE INFORMATION,
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 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

HIGH QUALITY INDUSTRIAL BUILDING

SITE PLAN

PROJECT HIGHLIGHTS



±8.82 Acres
Total Net Acres



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



±140,198 SF
Building A

Two (2) Tesla EV Charging Stations
in the Car Parking Lot



±7,102 SF Total Office SF
±4,102 SF First Floor Office
±3,000 SF Mezzanine
with bathrooms + wet bar



ESFR | K-25
Sprinkler Heads



43
Trailer Parking Off Dock
(Expandable)



LED Lighting
(3-4 Fixtures per Bay)



1 (12' x 14')
Ground Level Loading



Solar Capable



19 (9'x10')
Dock High Doors



7"
Concrete Slab



10
40,000 lbs Pit Levelers



Built to LEED Standards



32' Min
Clear Height



BRINE LINE ACCESS

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



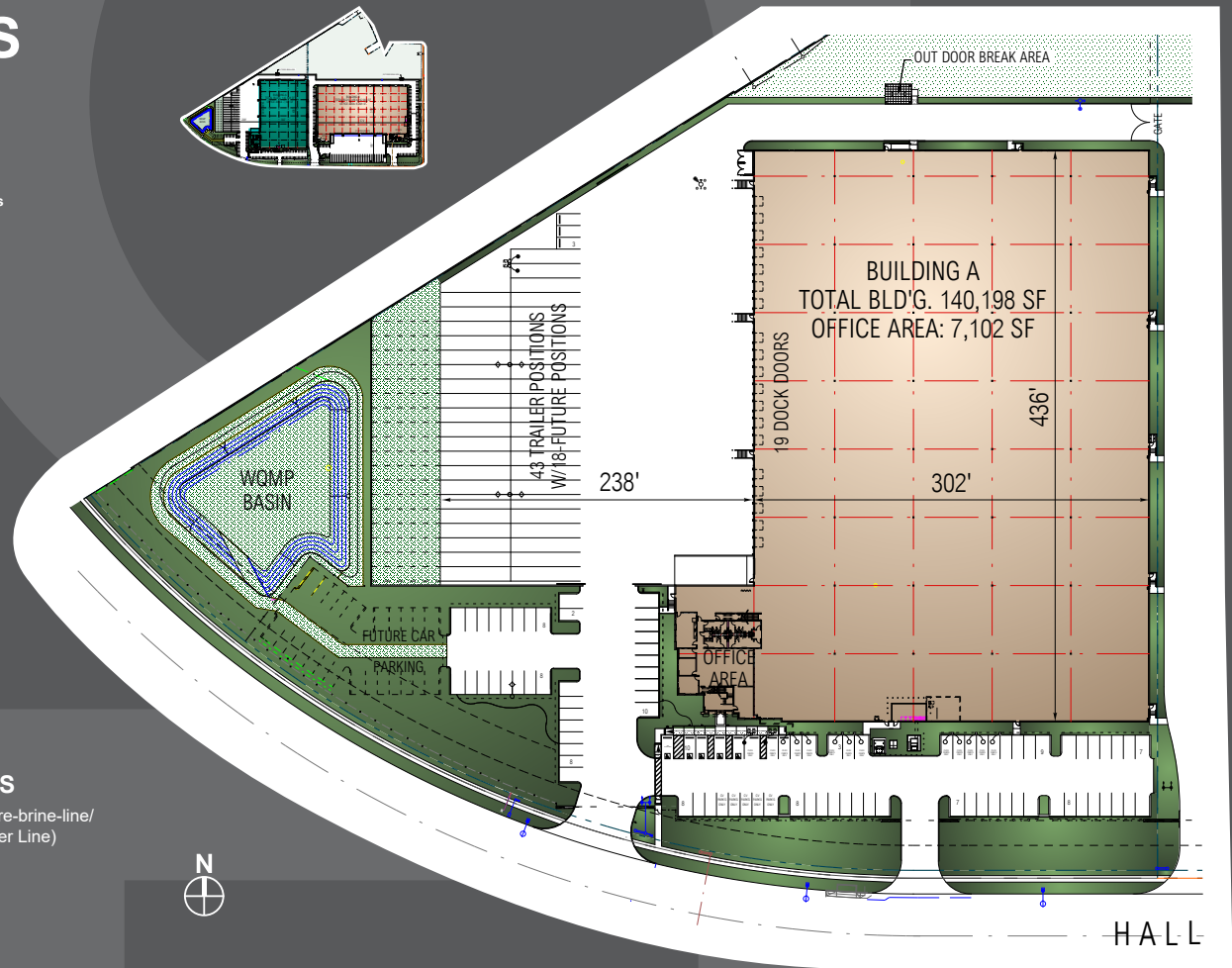
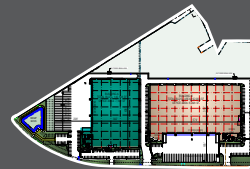
2
Big Ass Fans

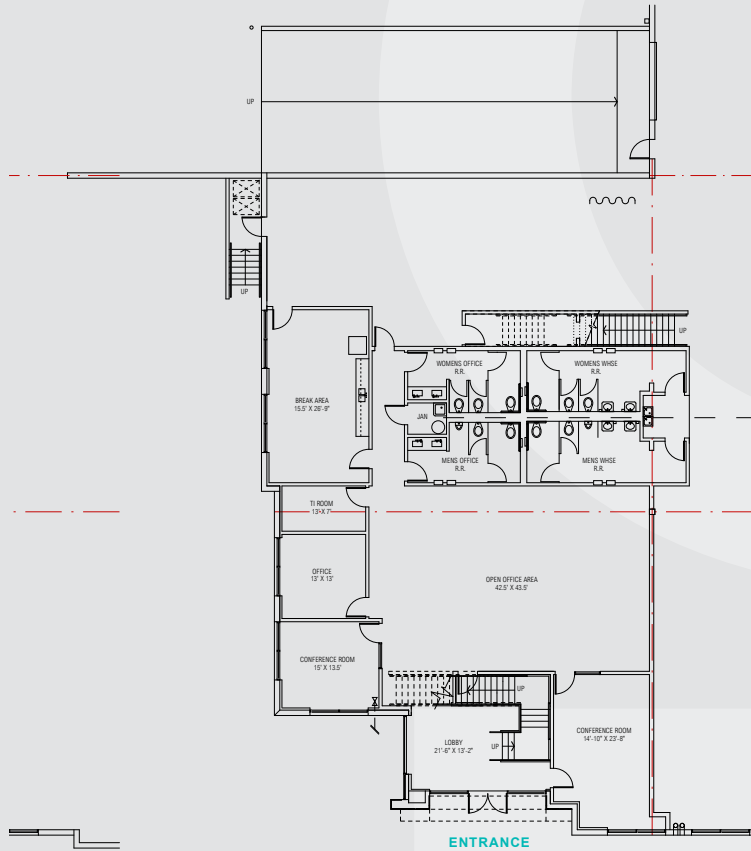


238'
Fully Secure Truck Court
(Expandable to 291')

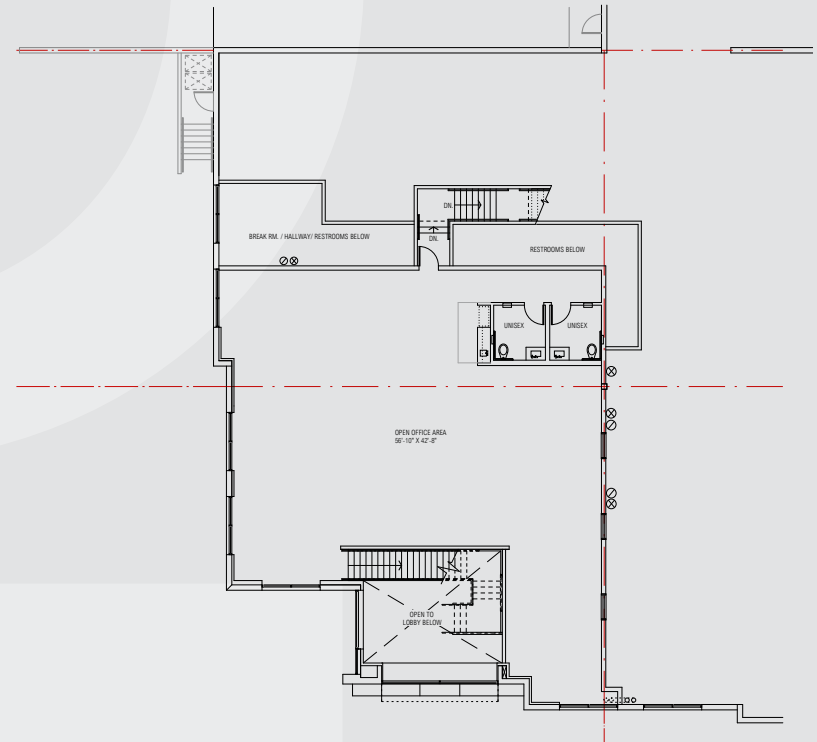


104 Car Parking Stalls
(Expandable to 128)





BUILDING A - FIRST FLOOR PLAN OFFICE PLAN - 4,102 SF
SCALE: 1/8" = 1'-0"



BUILDING A - SECOND FLOOR OFFICE PLAN - 3,000 SF
SCALE: 1/8" = 1'-0"





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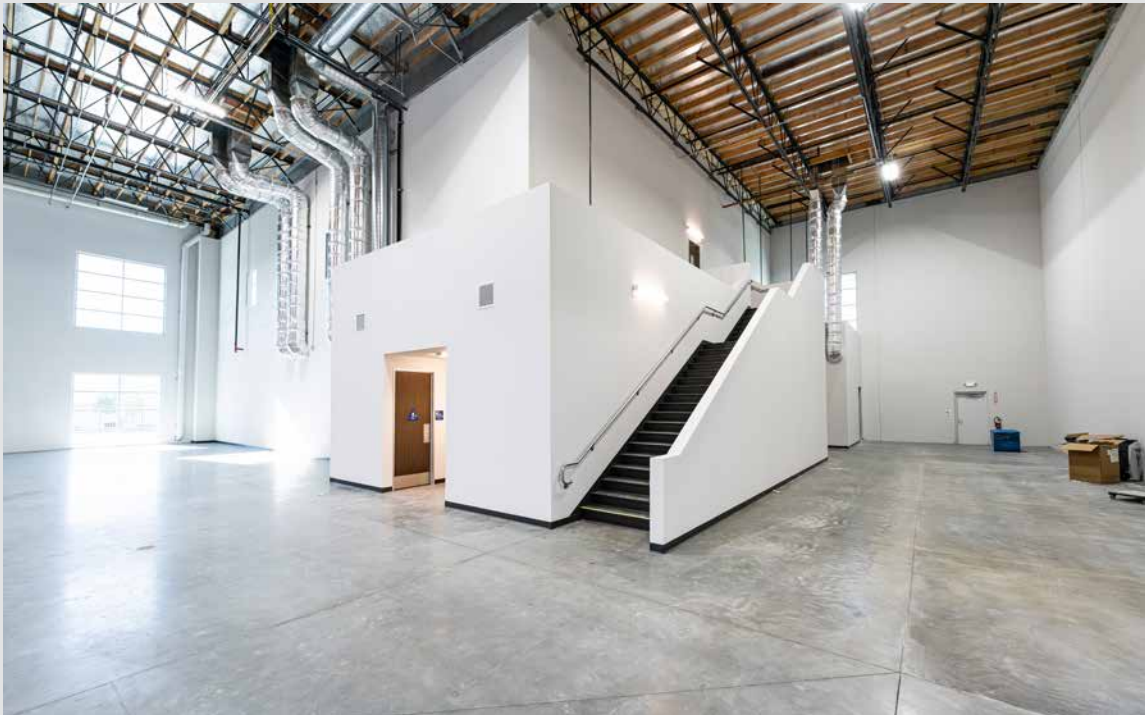


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NEARBY TENANTS MAP

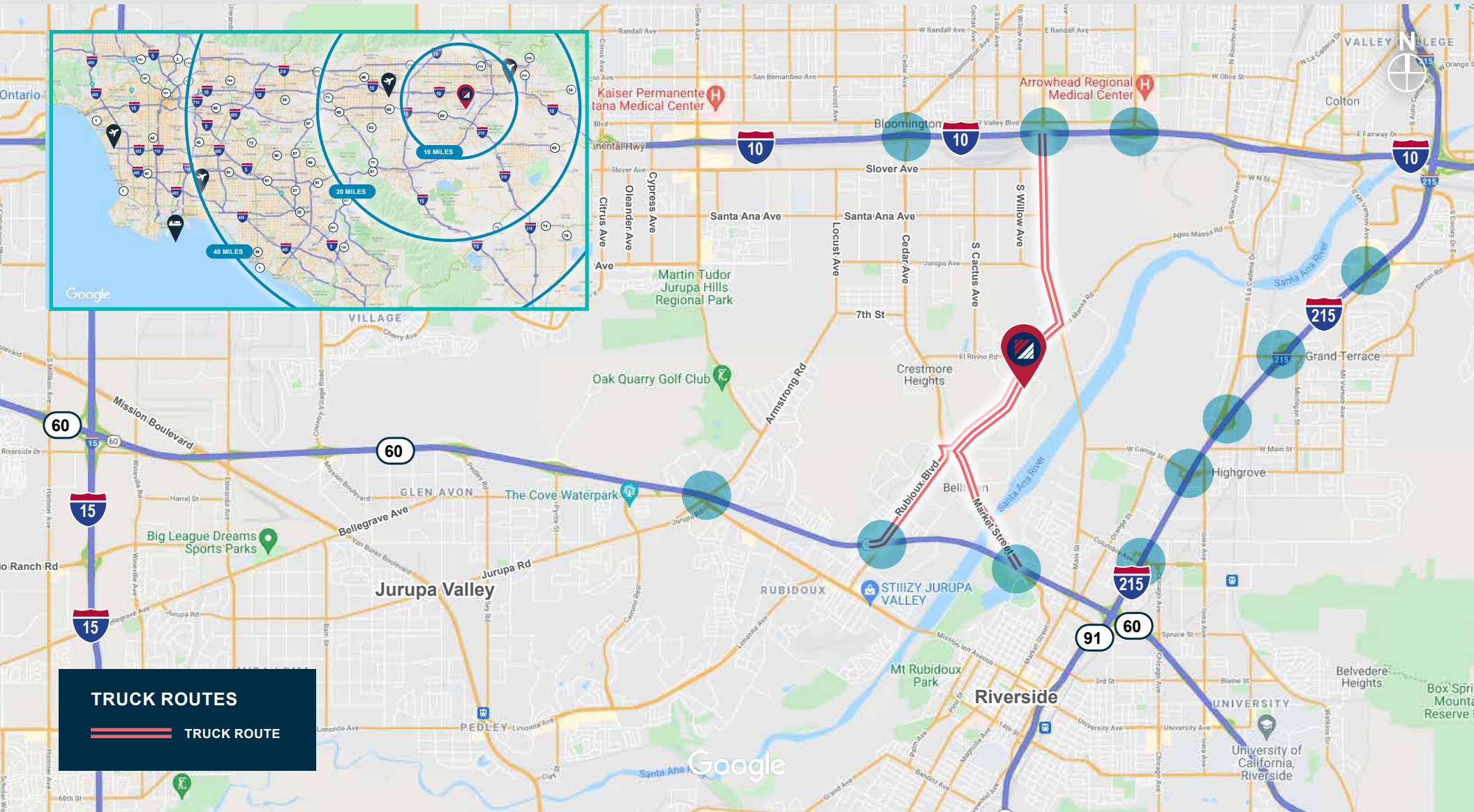
DESTINATIONS	DISTANCE
Ontario Intl. Airport	16 Mi.
SBD International Airport	12 Mi.
Downtown Los Angeles	56 Mi.
Los Angeles Intl. Airport	70 Mi.
Port of Los Angeles	75 Mi.
Port of Long Beach	74 Mi.
BNSF - San Bernardino	7.7 Mi.



Google

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FREEWAY ACCESS MAP



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