

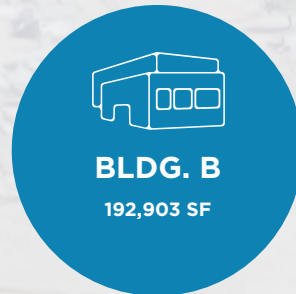
HIGH QUALITY INDUSTRIAL BUILDING UNDER CONSTRUCTION

FOR LEASE | ±192,903 SF (BUILDING B)



CARSON AGUA MANSA

1176 HALL AVENUE
JURUPA VALLEY | CA



FOR MORE
INFORMATION,
CONTACT:

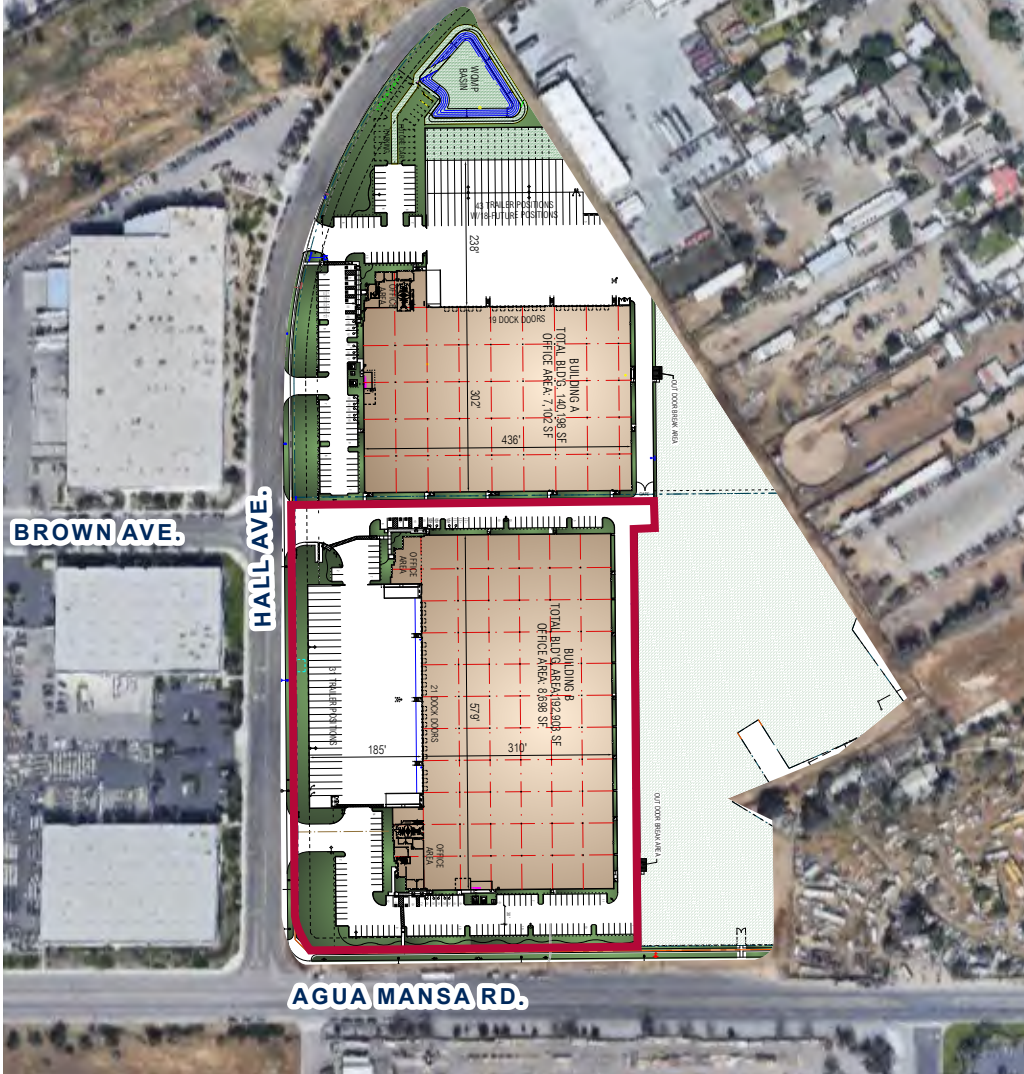
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SITE PLAN



BUILDING SPECIFICATIONS

Bldg B	1176 Hall Avenue Jurupa Valley CA
Total SF:	192,903 SF <ul style="list-style-type: none"> Includes 8,698 SF of finished, open concept office, with 4,099 SF mezzanine with bathrooms and a wet bar
Dock Doors:	21 Dock Doors (9' x 10') <ul style="list-style-type: none"> 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:	2 (12' x 14')
Big Ass Fans:	2
Truck Court:	185'
Clear Height:	32'
Trailer Parking Stalls:	31 Off Dock
Car Parking Stalls:	144 Parking Stalls (Including 5 Handicap)
Charging:	Conduit for EV Charging Stations in the Truck Court and Parking Stalls
Yard:	Fully Secured Site
Power:	2,000 Amps (expandable to 4,000 amps) 277/480 Volt 3 Phase, 4 Wire
Sprinkler:	ESFR K-25 Sprinkler Heads
Lighting:	30 ft Candle LED Lighting (3-4 fixtures per Bay)
Other:	7" Concrete Slab
	Built to LEED Standards
	Brine Line Access

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FOR LEASE BUILDING B

1176 HALL AVENUE | JURUPA VALLEY | CA

PROPERTY HIGHLIGHTS



±14.26 Acres
Total Net Acres



2 (12' x 14')
Ground Level Loading



BRINE LINE ACCESS

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



±192,903 SF
Building B



144
Parking Stalls
(Including 5 Handicap)



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



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



31
Trailer Parking Off Dock

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



21 (9'x10')
Dock High Doors



ESFR | K-25
Sprinkler Heads



32'
Clear Height



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



2
Big Ass Fans



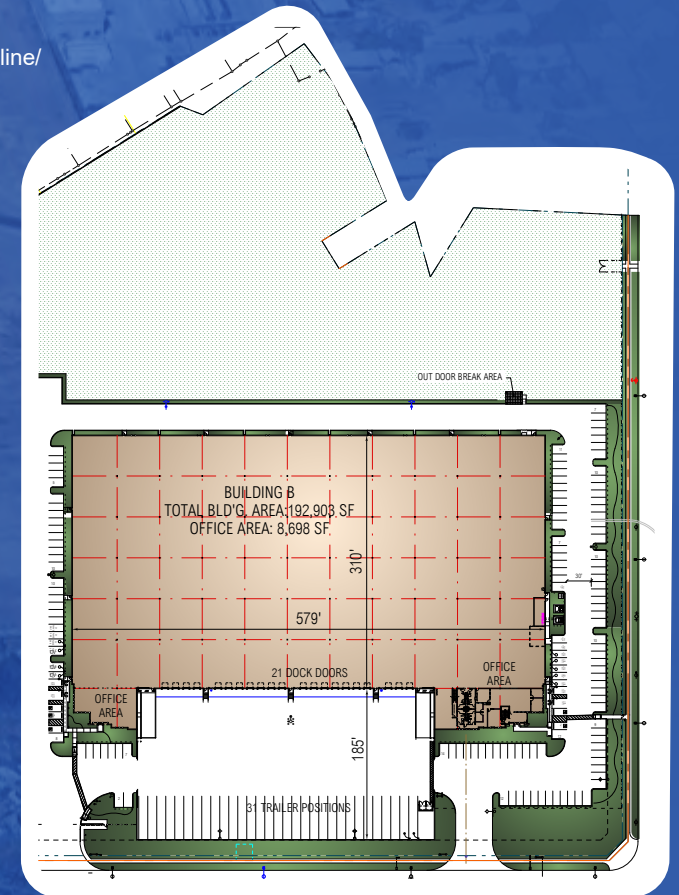
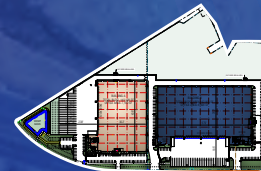
7"
Concrete Slab



185'
Fully Secure Truck Court



**Built to LEED
Standards**



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LOCATION



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FOR LEASE

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LOCATION MAP



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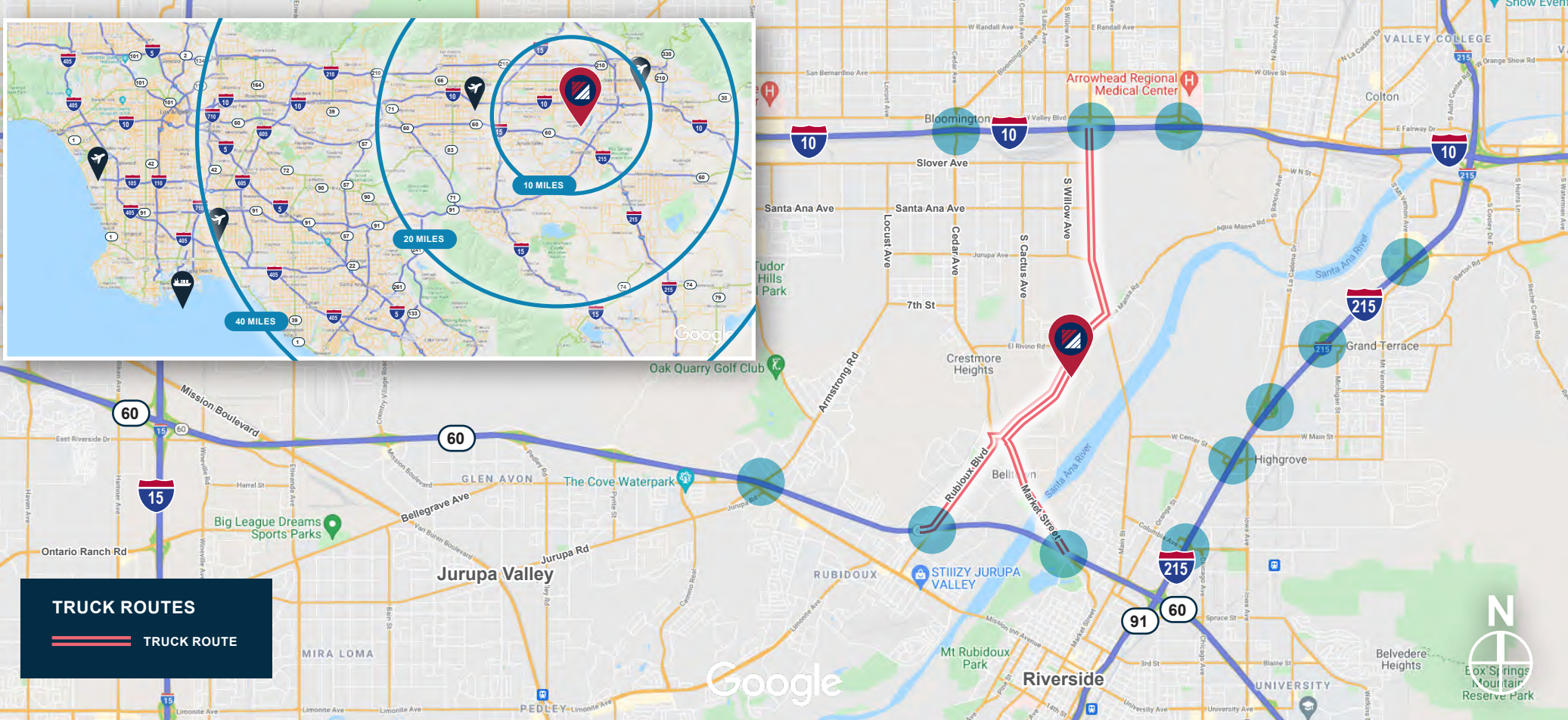
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