

HIGH QUALITY INDUSTRIAL BUILDING UNDER CONSTRUCTION

FOR LEASE | ±192,903 SF (BUILDING B)



CARSON AGUA MANSA

1176 HALL AVENUE
JURUPA VALLEY | CA



**DELIVERING
OCTOBER
2023**



10, 215 & 60 FWYS
CLOSE PROXIMITY



BLDG. B
192,903 SF



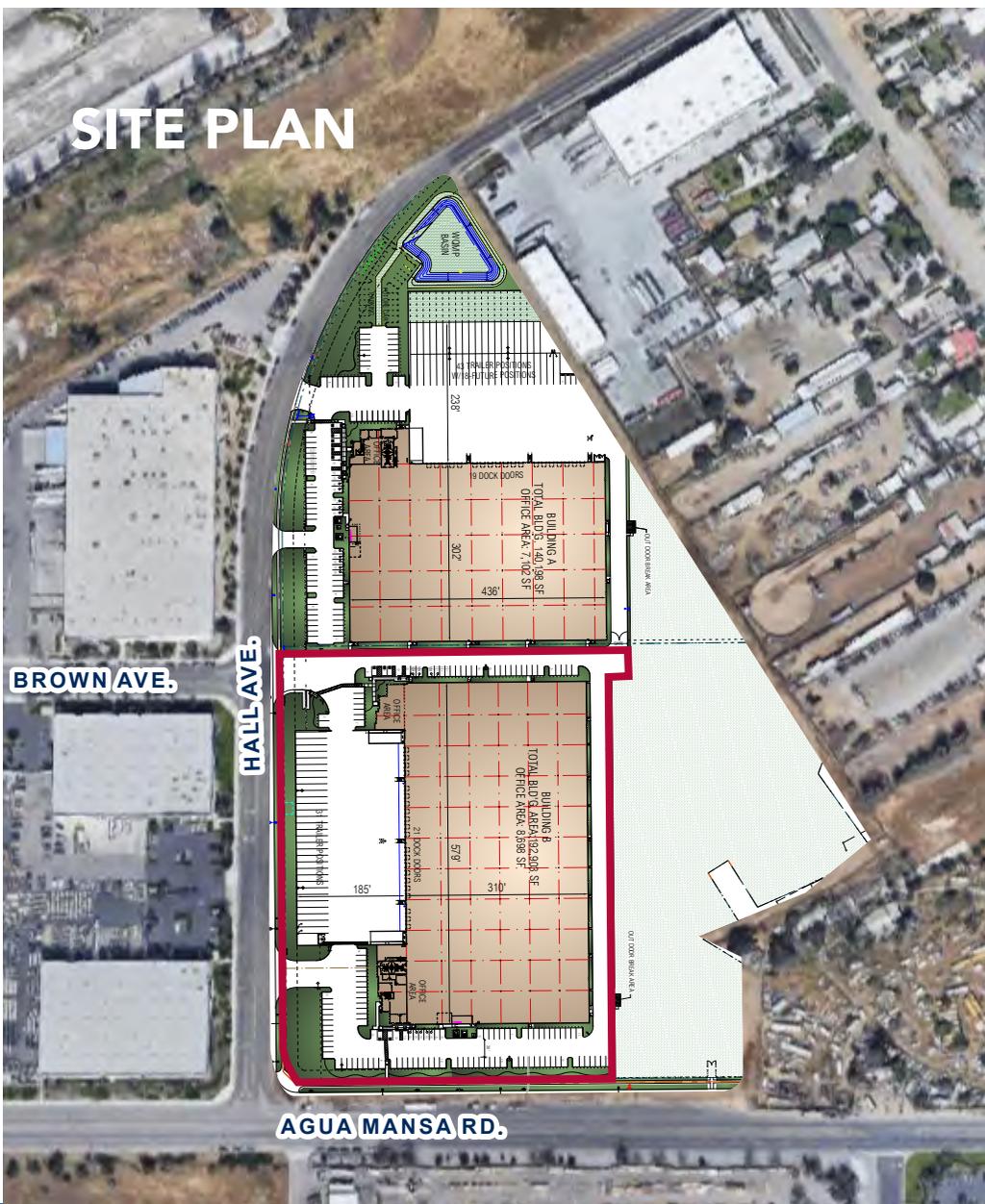
**BRINE LINE
ACCESS**
(CLICK TO VIEW)

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 B	1176 Hall Avenue Jurupa Valley CA
Total SF:	192,903 SF • 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') • 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

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



31
Trailer Parking Off Dock



ESFR | K-25
Sprinkler Heads



21 (9'x10')
Dock High Doors



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



32'
Clear Height



7"
Concrete Slab



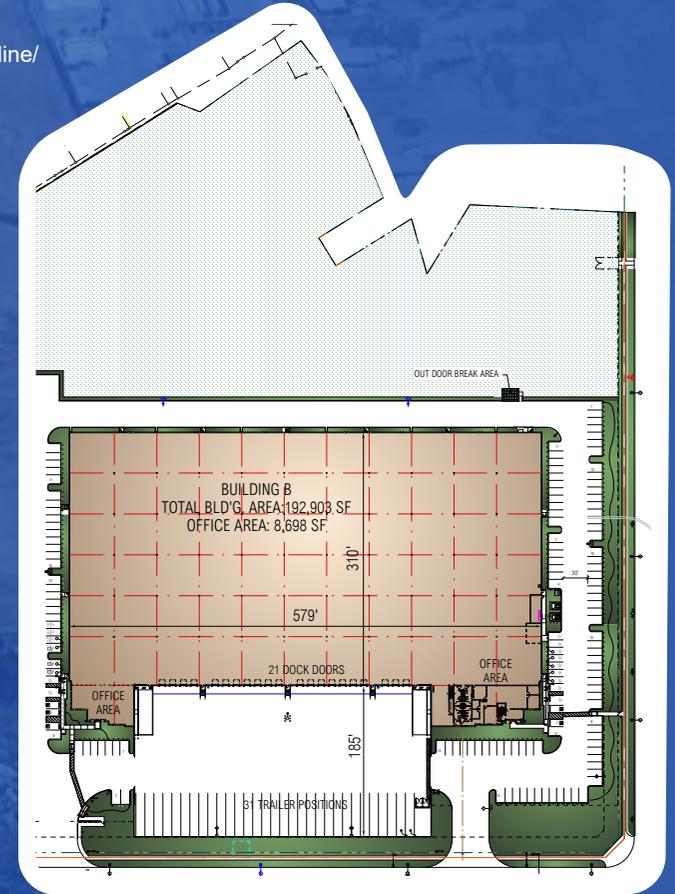
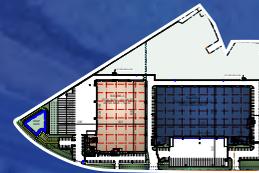
2
Big Ass Fans



**Built to LEED
Standards**



185'
Fully Secure Truck Court



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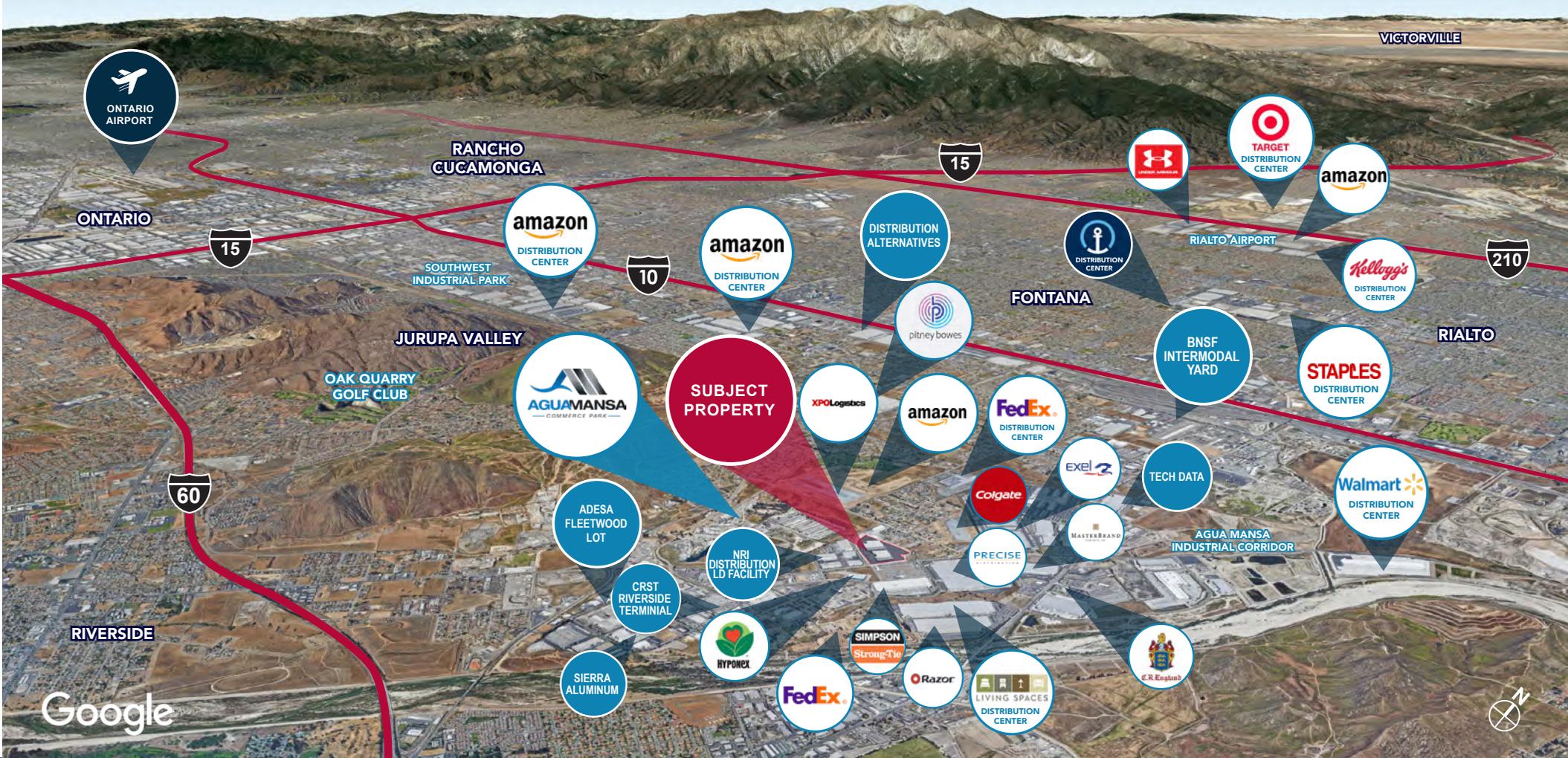
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CARSON
COMPANIES



LOCATION



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LOCATION MAP



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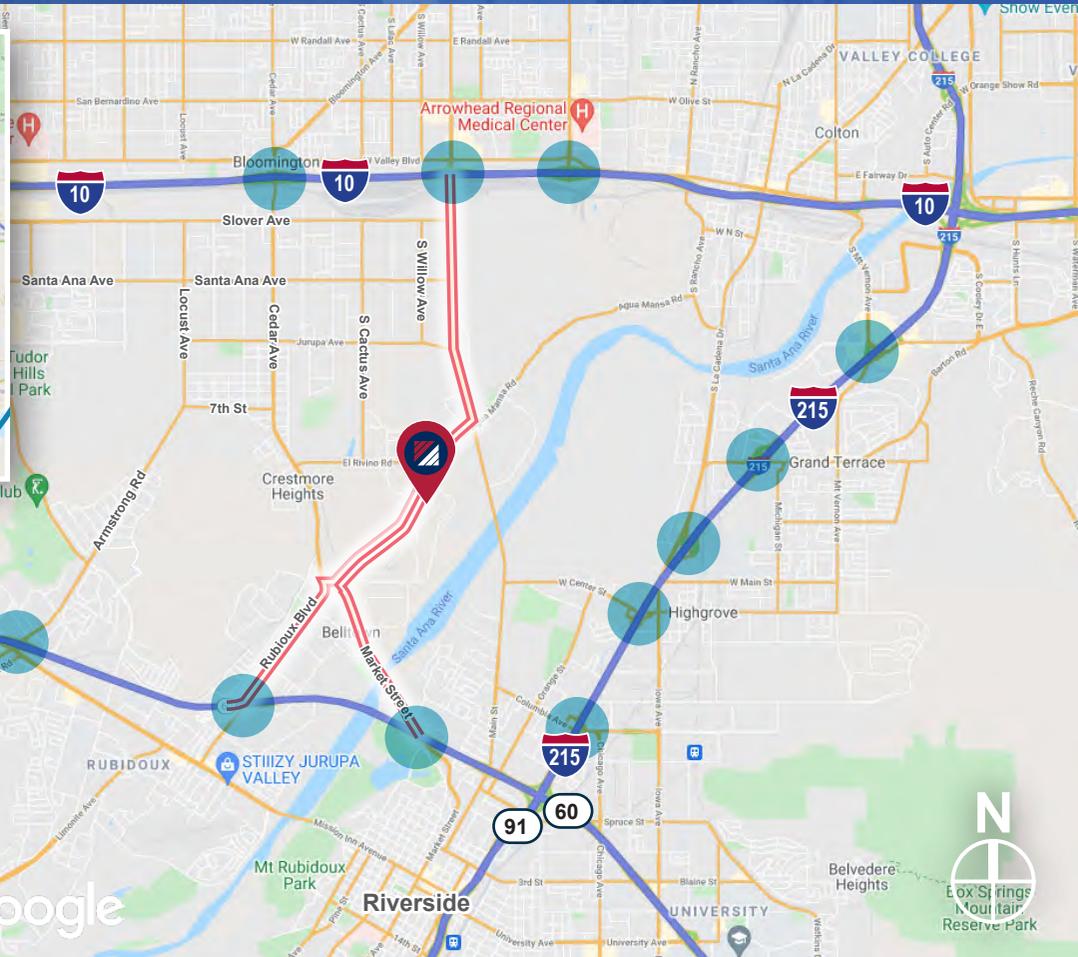
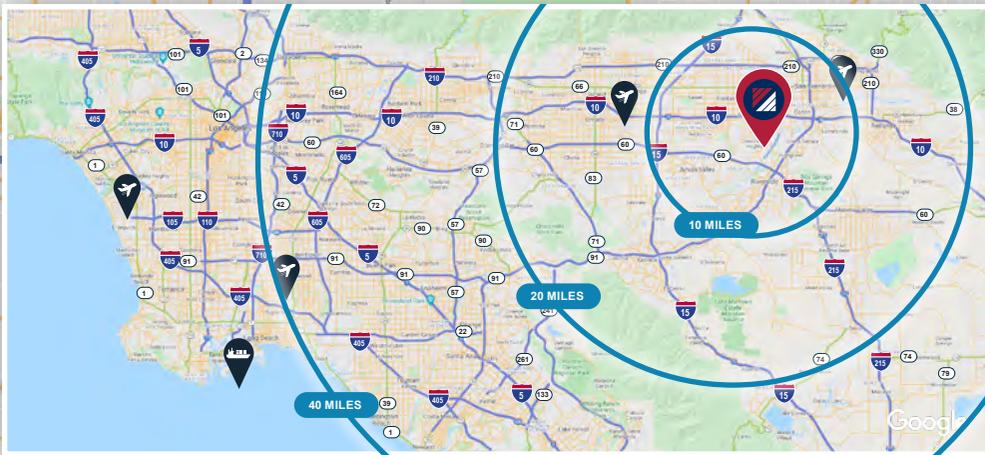
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LOCATION MAP



TRUCK ROUTES
==== TRUCK ROUTE

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