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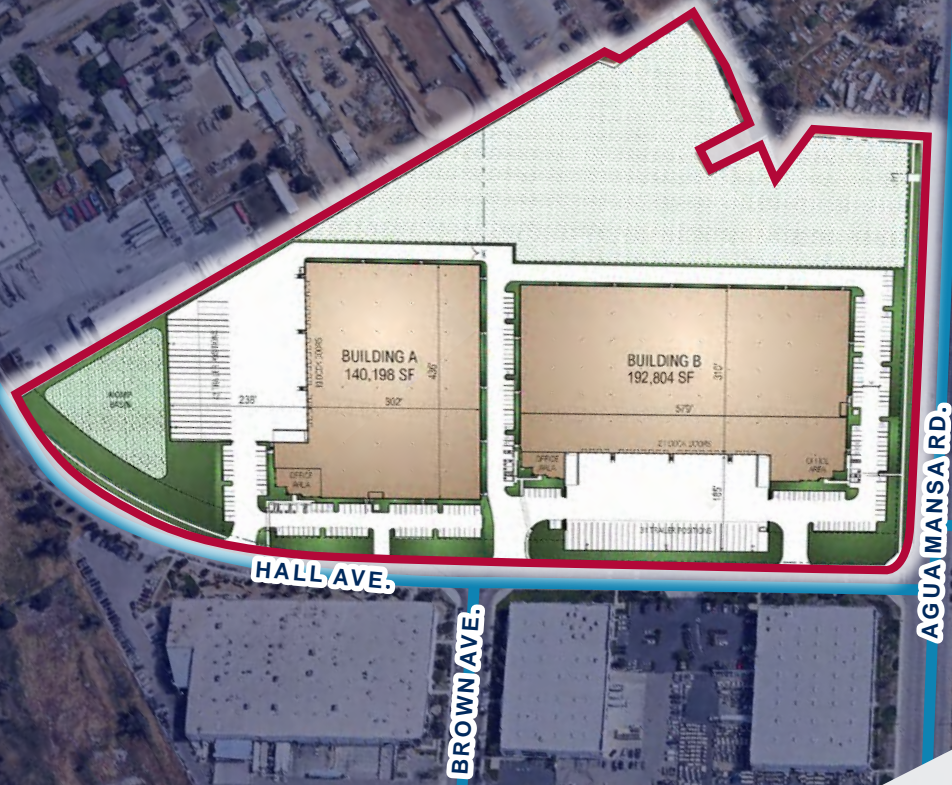
TWO (2) BUILDINGS TO BE CONSTRUCTED ON 23.1 NET ACRES

INDUSTRIAL | ±333,002 SF FOR LEASE



CARSON AGUA MANSA

12340 AGUA MANSA RD.
JURUPA VALLEY | CA



**GROUND
BREAKING
2Q 22**

**10, 215 & 60 FWYS
CLOSE PROXIMITY**

**TWO (2)
BUILDINGS**

FOR MORE INFORMATION, CONTACT:

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SITE PLAN



BUILDING SPECIFICATIONS

	Bldg A	Bldg B
Total SF:	140,198 SF • Includes 6,000 SF of finished, open concept office, including 3,000 SF mezzanine with bathrooms and a wet bar	192,804 SF • Includes 8,000 SF of finished, open concept office, including 4,000 SF mezzanine with bathrooms and a wet bar
Dock Doors:	19 Dock Doors (9' x 10') • 10 docks will include 35,000 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 35,000 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'	185'
Clear Height:	32'	32'
Trailer Parking Stalls:	41	31
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-17 Sprinkler Heads	ESFR K-17 Sprinkler Heads
Lighting:	Warehouse Lighting (2 Fixtures per Bay)	Warehouse Lighting (2 Fixtures per Bay)
Other:	7" Concrete Slab	7" Concrete Slab
	Built to LEED Standards	Built to LEED Standards

±333,002 SF FOR LEASE

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FOR LEASE BUILDING A

PROPERTY HIGHLIGHTS

12340 AGUA MANSA RD | JURUPA VALLEY | CA



±8.82 Acres
Total Net Acres



1 (12' x 14')
Ground Level Loading



±140,198 SF
Building A



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



±6,000 SF / ±3,000 SF
Total Office / Mezzanine
with bathrooms + wet bar

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



41
Trailer Parking



ESFR | K-17
Sprinkler Heads



19 (9'x10')
Dock High Doors



(2 Fixtures per Bay)
Warehouse Lighting



32'
Clear Height



7"
Concrete Slab



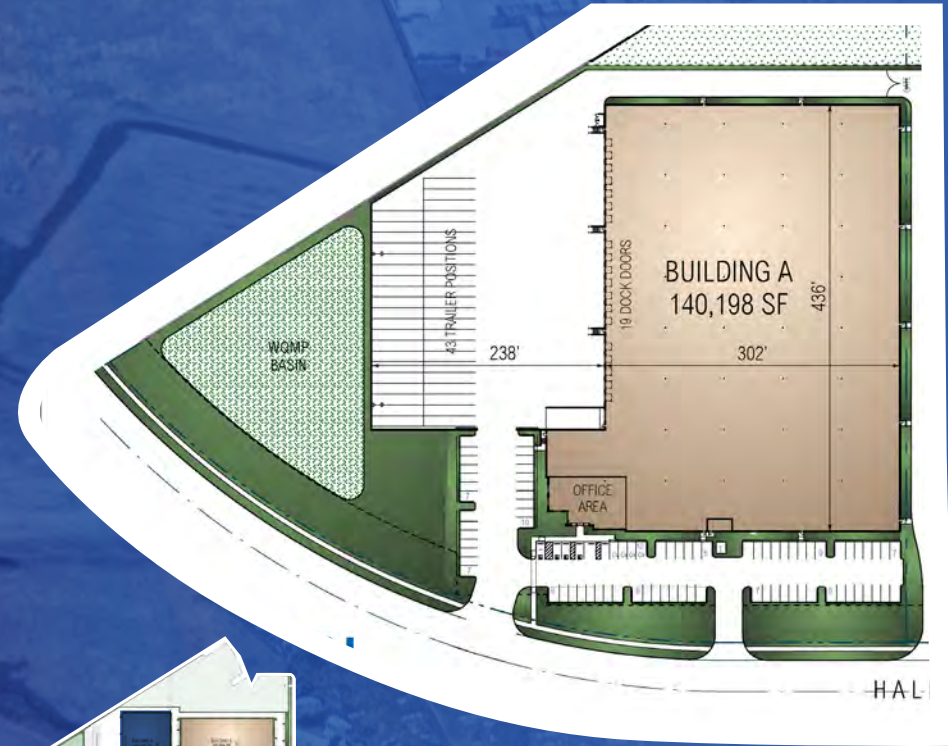
2
Big Ass Fans



**Built to LEED
Standards**



238'
Fully Secure Truck Court



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CARSON
COMPANIES

DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE BUILDING B

PROPERTY HIGHLIGHTS

12340 AGUA MANSA RD | JURUPA VALLEY | CA



±14.26 Acres
Total Net Acres



2 (12' x 14')
Ground Level Loading



±192,804 SF
Building B



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



±8,000 SF / ±4,000 SF
Total Office / Mezzanine
with bathrooms + wet bar

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



31
Trailer Parking



ESFR | K-17
Sprinkler Heads



21 (9'x10')
Dock High Doors



(2 Fixtures per Bay)
Warehouse Lighting



32'
Clear Height



7"
Concrete Slab



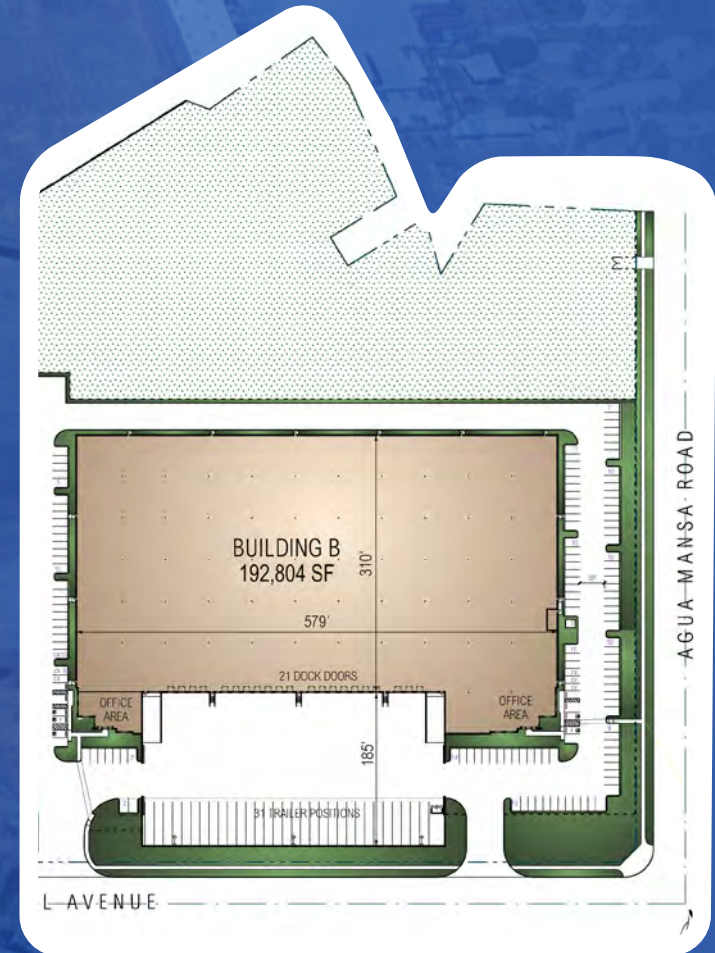
2
Big Ass Fans



**Built to LEED
Standards**



185'
Fully Secure Truck Court



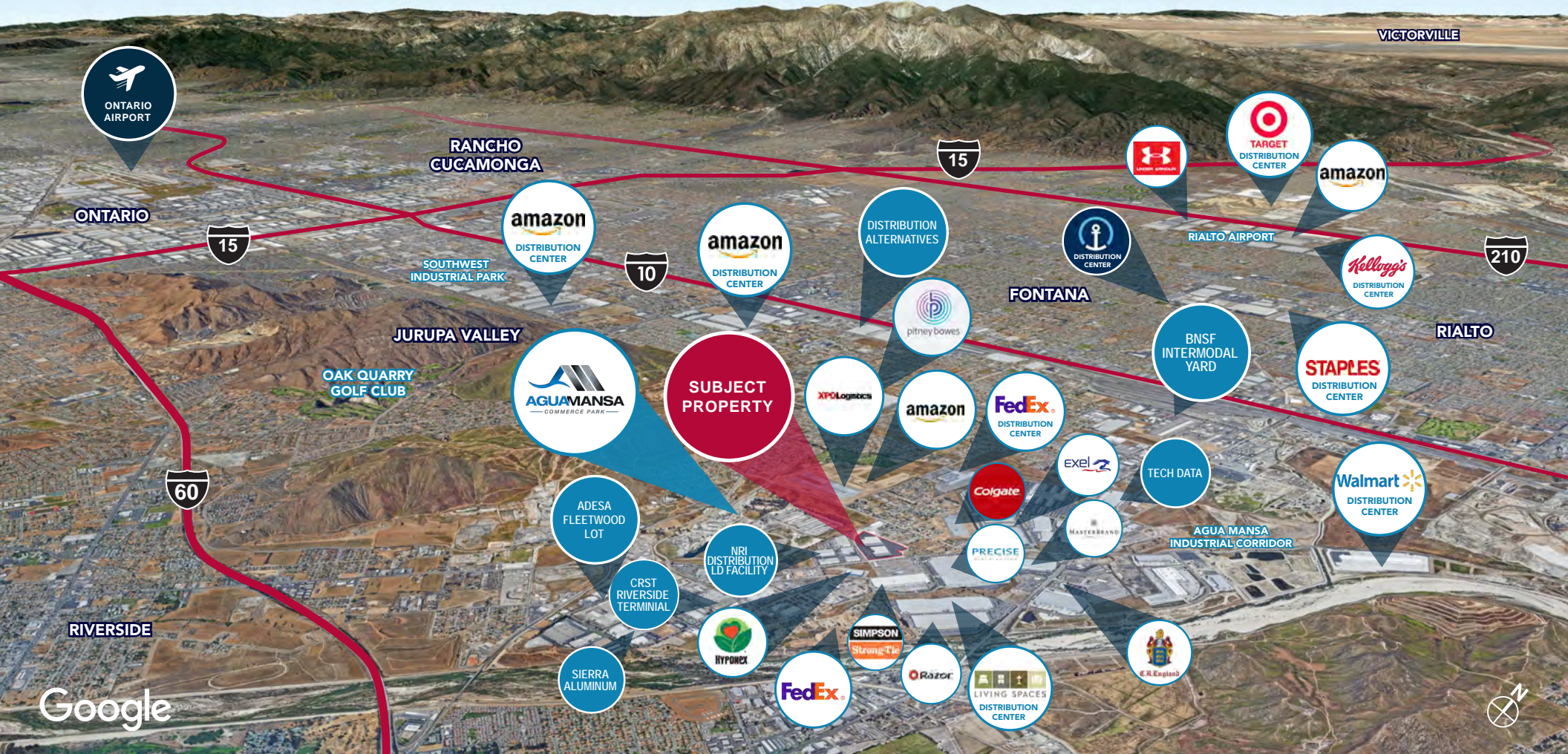
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LOCATION



±335,002 SF FOR LEASE

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FOR LEASE

12340 AGUA MANSARD | JURUPA VALLEY | CA

LOCATION MAP



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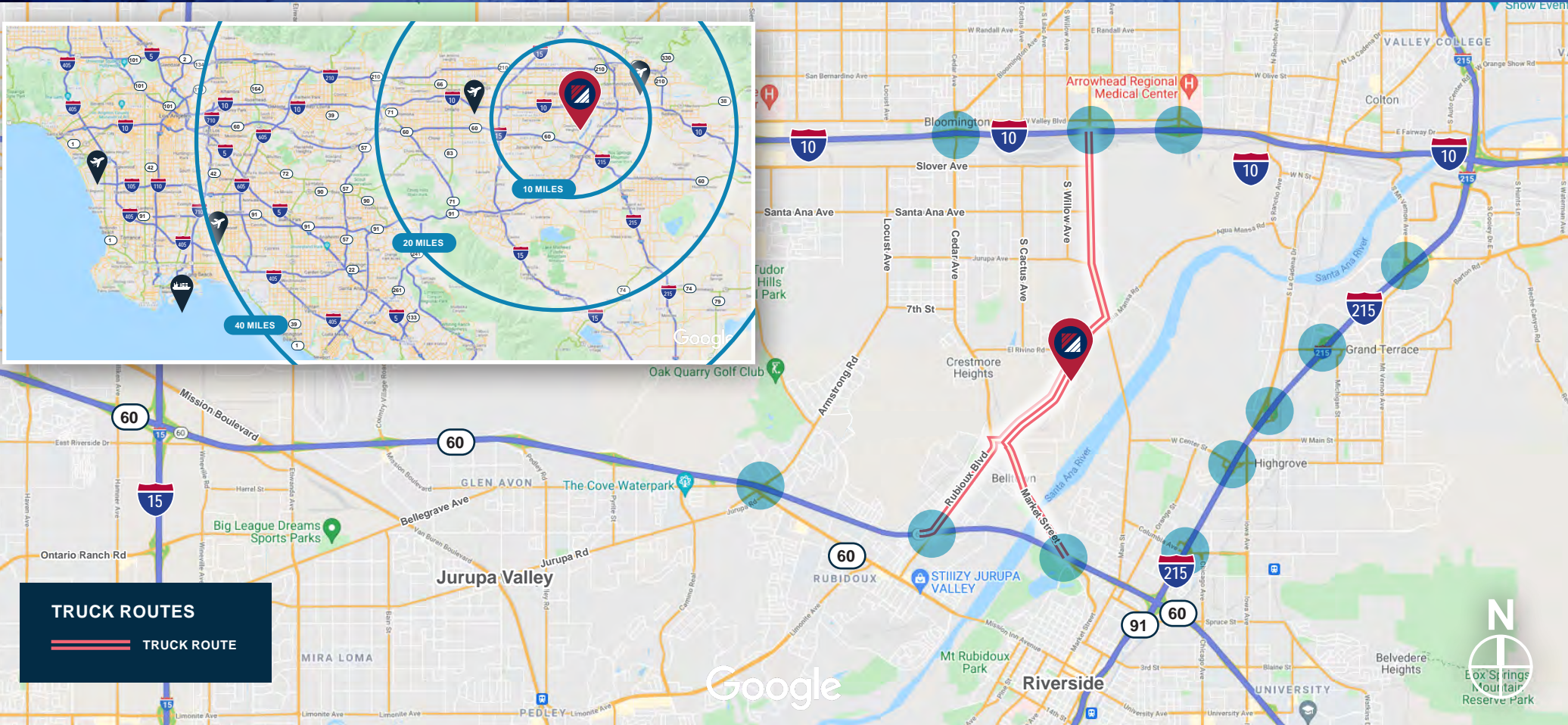
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LOCATION MAP



TRUCK ROUTES
TRUCK ROUTE

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