

Available Now
159,517 SF



PALOMINO RANCH
BUSINESS PARK
HORSETOWN USA - NORCO, CA
1700-1910 Mountain Avenue | Norco, CA 92860
ONLY 1 BUILDING LEFT



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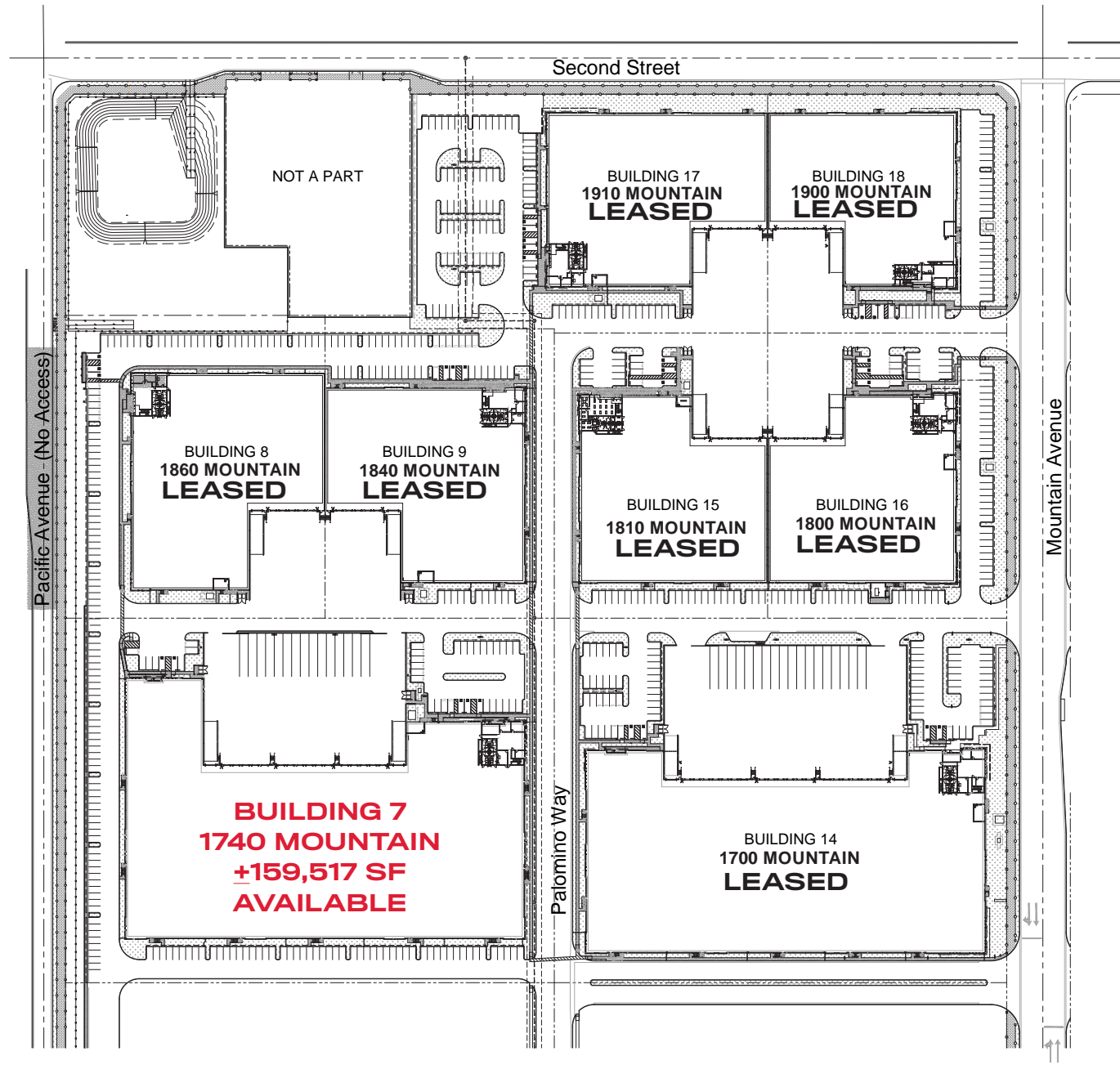
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Site Plan Phase I



PALOMINO RANCH
BUSINESS PARK
HORSETOWN USA - NORCO, CA
1700-1910 Mountain Ave.
Norco, CA 92860



BUILDING 7 | 1740 MOUNTAIN AVENUE, NORCO, CA

- ±7,252 SF OF TWO-STORY SPEC OFFICE

- 36' CLEAR HEIGHT

- ESFR SPRINKLERS (K-25 @ 40PSI)

- ±182' TRUCK COURT DEPTH

- 16 DOCK DOORS

- 2 GROUND LEVEL DOORS

- 143 PARKING SPACES

- 15 TRAILER PARKING STALLS

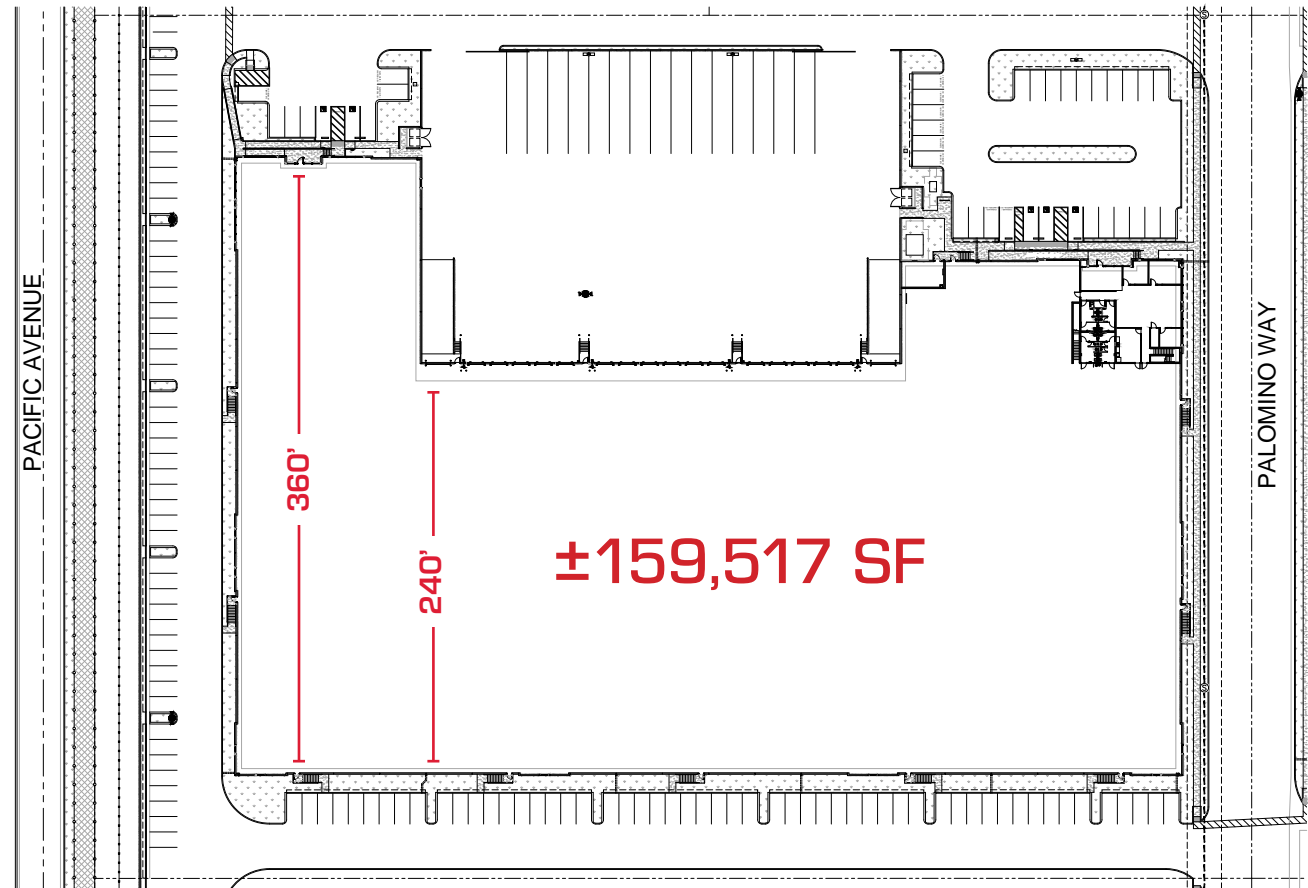
- 4,000 AMP PANEL (VERIFY)

- SECURED CONCRETE TRUCK COURT

- 7" REINFORCED CONCRETE SLAB THICKNESS

- 8 MECHANICAL PIT LEVELERS

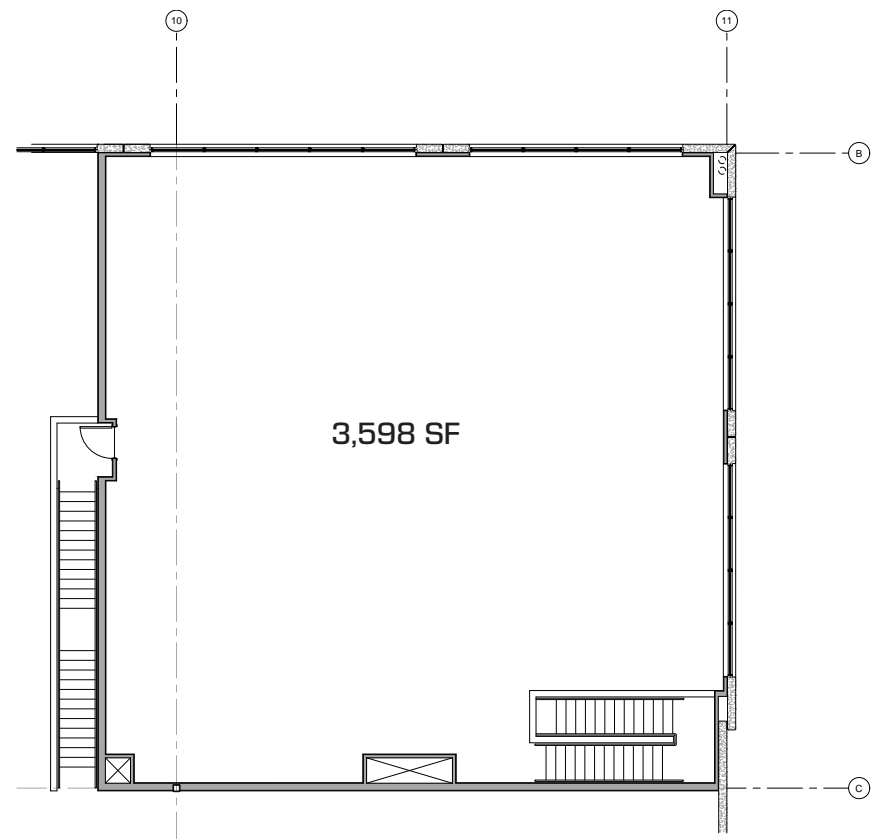
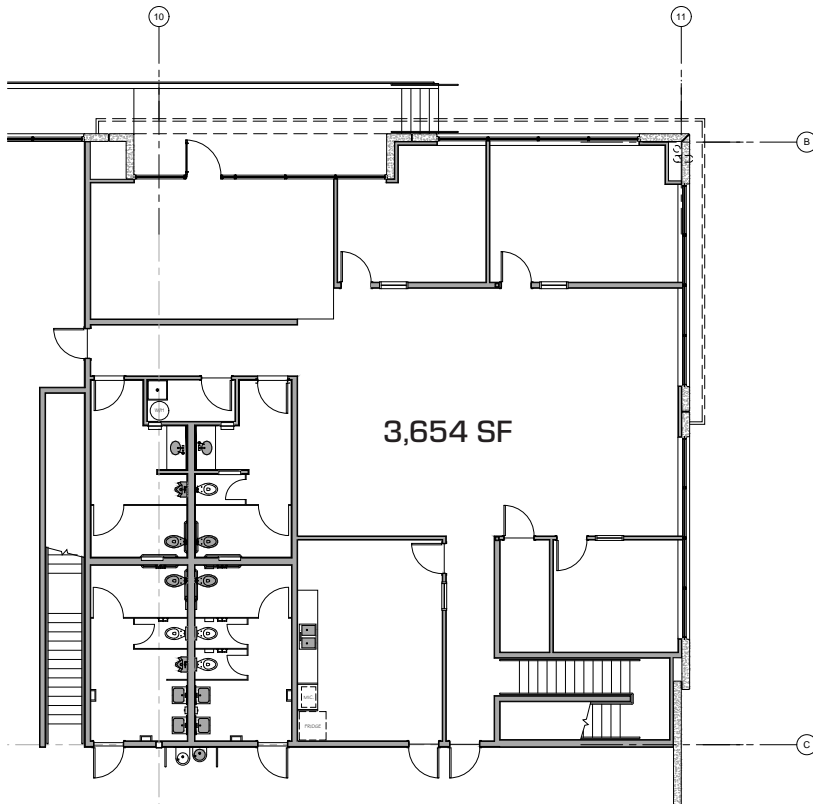
- LED WAREHOUSE LIGHTING



BUILDING 7 | 1740 MOUNTAIN AVENUE, NORCO, CA

1ST FLOOR SPEC OFFICE

2ND FLOOR SPEC OFFICE



Phase 1

±57,073 - ±159,517 SF
8 Buildings

Phase 2

±41,000 - ±163,000 SF
8 Buildings

Phase 3

±43,000 - ±90,000 SF
8 Buildings

±112

Acres

±1.96M

Square Feet

24

Buildings

30'-36'

Clear Heights

CapRock Palomino Ranch Business Park

Phase I Project Highlights

- 8 Buildings Ranging from ±57,073 - ±159,517 SF
- ±6,000 SF Spec Offices
- ESFR Sprinklers (K-17 & K-25)
- 30' - 36' Clear Height
- Concrete Truck Courts and Drive Paths
- 52' x 60' Column Spacing (60' Speed Bay)
- High Power - 1,600 - 4,000 Amps
- ±125' - ±185' Truck Court Depths
- Secured Concrete Truck Courts
- 6" & 7" Reinforced Concrete Slabs
- 8 Mechanical Pit Levelers
- LED Warehouse Lighting





Corporate Neighbors

FEDEX - UPS - AMAZON - TARGET -
WALMART - HOME DEPOT - CORE.MARK

**Direct Access
To I-15 Freeways**

CapRock Palomino Ranch Business Park

The property is located in the Inland Empire West submarket and is only minutes from Orange County.

The property has freeway access to several freeways including I-15, 91 Freeway, 71 Freeway, 60 Freeway, and I-10 providing immediate access to nearly any location in the Southern California.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker or owner herein.

