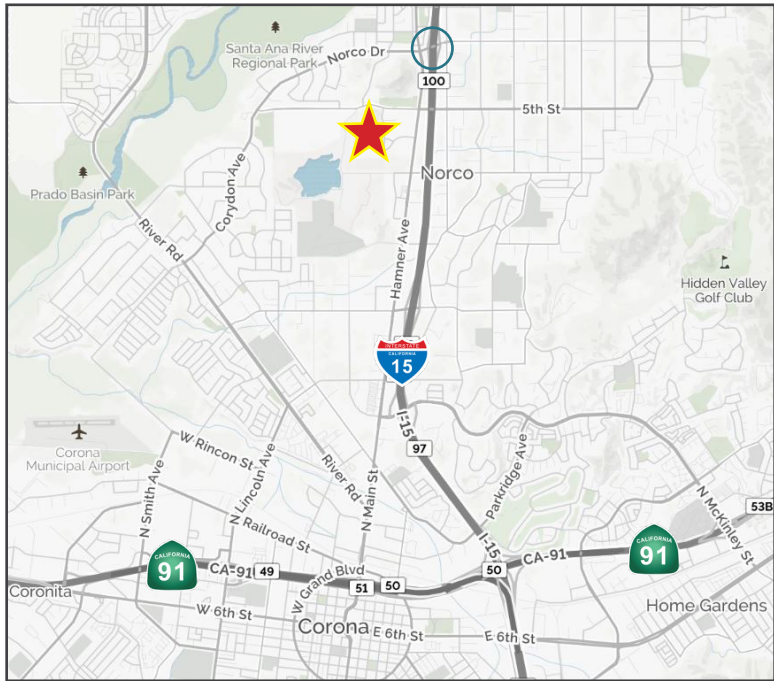


SADDLE RANCH BUSINESS CENTER - FOR SALE OR LEASE

3390 HORSELESS CARRIAGE DRIVE, BUILDING 1 | NORCO, CA 92860
 ±158,419SF | STATE OF THE ART INLAND EMPIRE INDUSTRIAL FACILITY

Another Quality Project by:



AVAILABLE SF:	±158,419 SF
OFFICE SF:	±7,599 SF (2-Story)
CEILING HEIGHT:	32' Clear
DOCK HIGH DOORS:	16 (9'X10')
GROUND LEVEL DOORS:	1 (12'X14')
SPRINKLER SYSTEM:	ESFR
POWER:	2,000 AMPS; 277/480V
NATURAL GAS LINE:	Stubbed to Building
YARD:	Fenced Yard
PARKING RATIO:	1.4/1,000
TRAILER PARKING STALLS:	16
COMMENTS:	Easy Access to I-15 Freeway, Painted Warehouse Walls with White Scrim on the Ceiling

LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES, INC. - RIVERSIDE



JEFF RUSCIGNO, SIOR	951.276.3630	DRE #01030286	jruscigno@leeriverside.com
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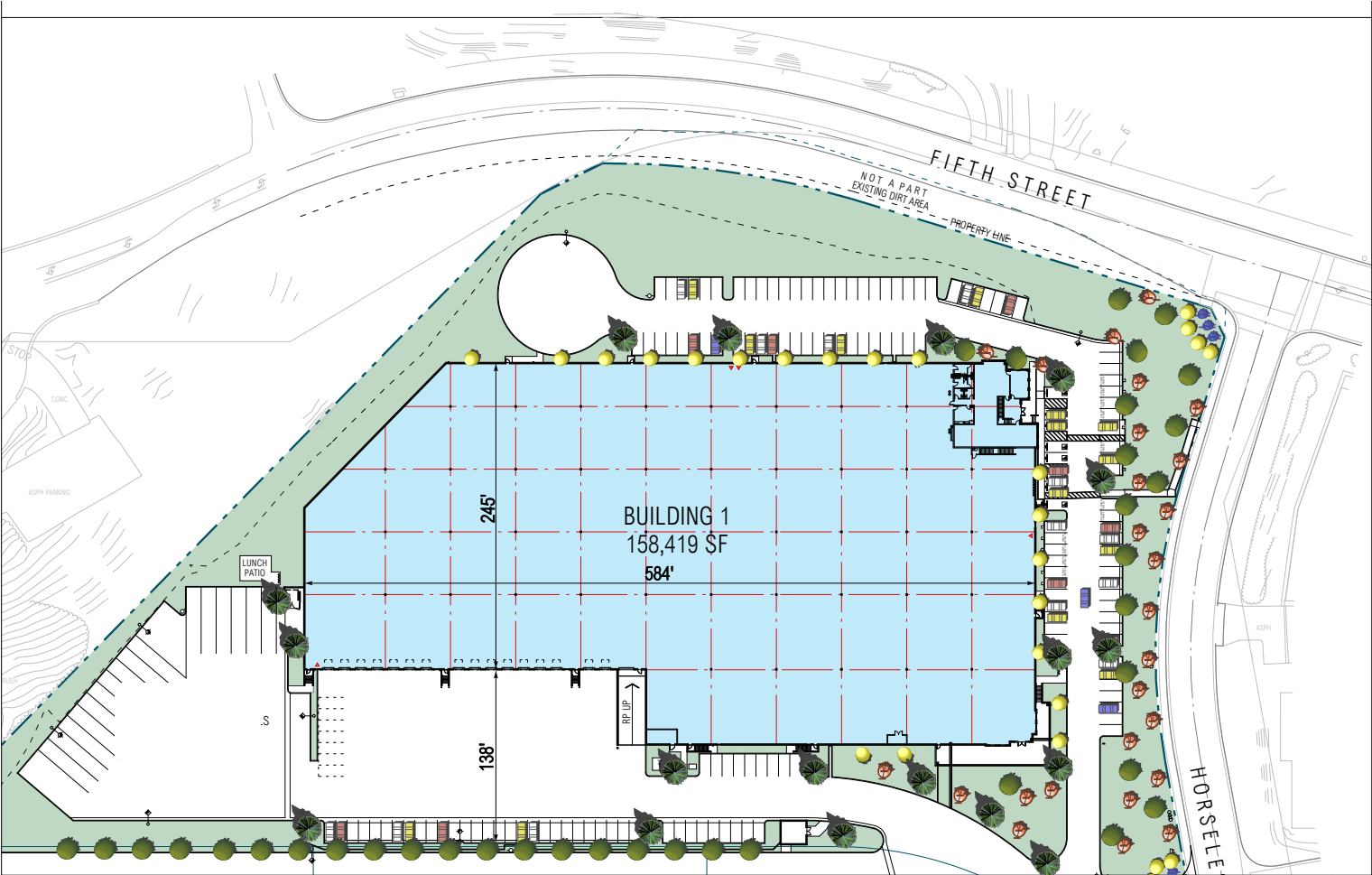
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Another Quality Project by:



Floor Plan Building 1



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