

# FOR LEASE

## HIGH QUALITY INDUSTRIAL BUILDINGS

1136 & 1176 HALL AVENUE | JURUPA VALLEY | CA

CARSON  
**agua mansa**

PROFESSIONALLY OWNED AND MANAGED BY:

 **CARSON**  
COMPANIES  
[WWW.CARSONCOMPANIES.COM](http://WWW.CARSONCOMPANIES.COM)

**BRAND NEW  
CONSTRUCTION  
AVAILABLE**  
FOR IMMEDIATE OCCUPANCY

AVAILABLE



**A**

**±140,198 SF**



**B**

**±192,903 SF**

FOR MORE INFORMATION,  
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# BUILDING A INDUSTRIAL

1136 HALL AVENUE | JURUPA VALLEY | CA

## PROJECT HIGHLIGHTS



**±8.82 Acres**  
Total Net Acres



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



**±140,198 SF**  
Building A

Two (2) Tesla EV Charging Stations  
in the Car Parking Lot



**±7,102 SF Total Office SF**  
±4,102 SF First Floor Office  
±3,000 SF Mezzanine  
with bathrooms + wet bar



**ESFR | K-25**  
Sprinkler Heads



**43**  
Trailer Parking Off Dock  
(Expandable)



**LED Lighting**  
(3-4 Fixtures per Bay)



**1 (12' x 14')**  
Ground Level Loading



**Solar Capable**



**19 (9'x10')**  
Dock High Doors



**7"**  
Concrete Slab



**10**  
40,000 lbs Pit Levelers



**Built to LEED Standards**



**32' Min**  
Clear Height



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



**2**  
Big Ass Fans



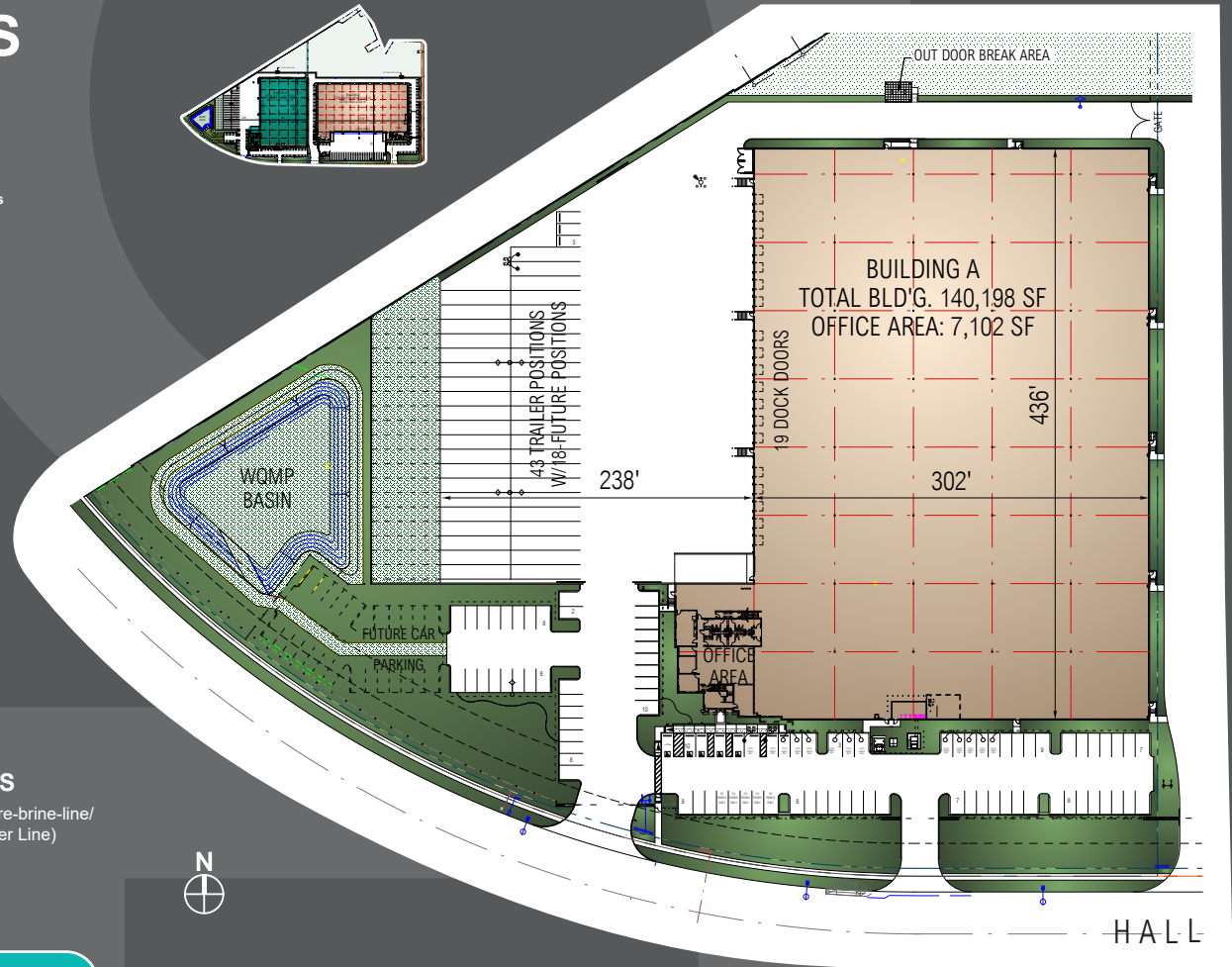
**238'**  
Fully Secure Truck Court  
(Expandable to 291')



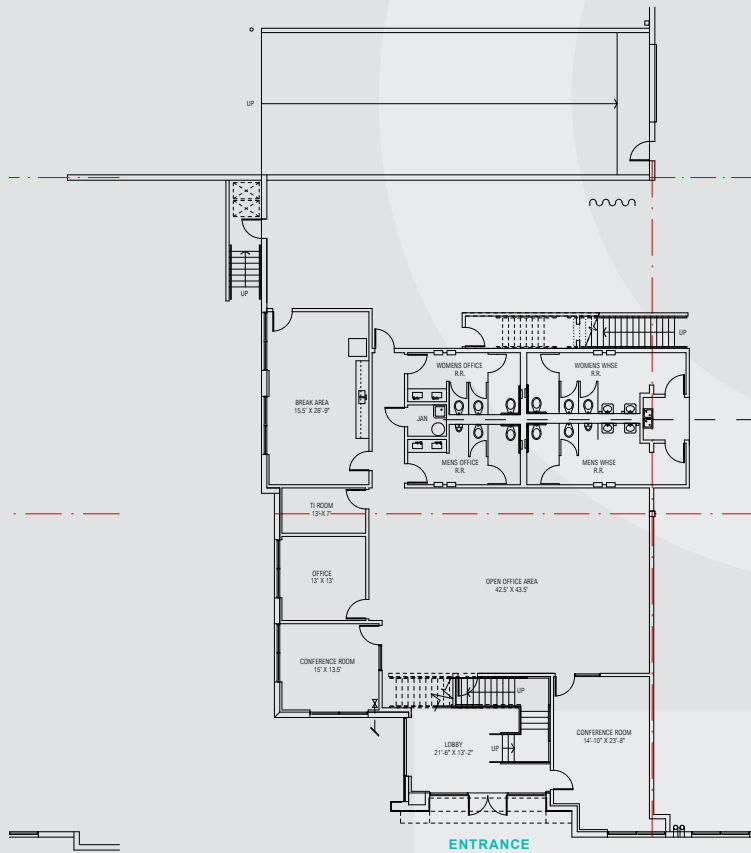
**104 Car Parking Stalls**  
(Expandable to 128)



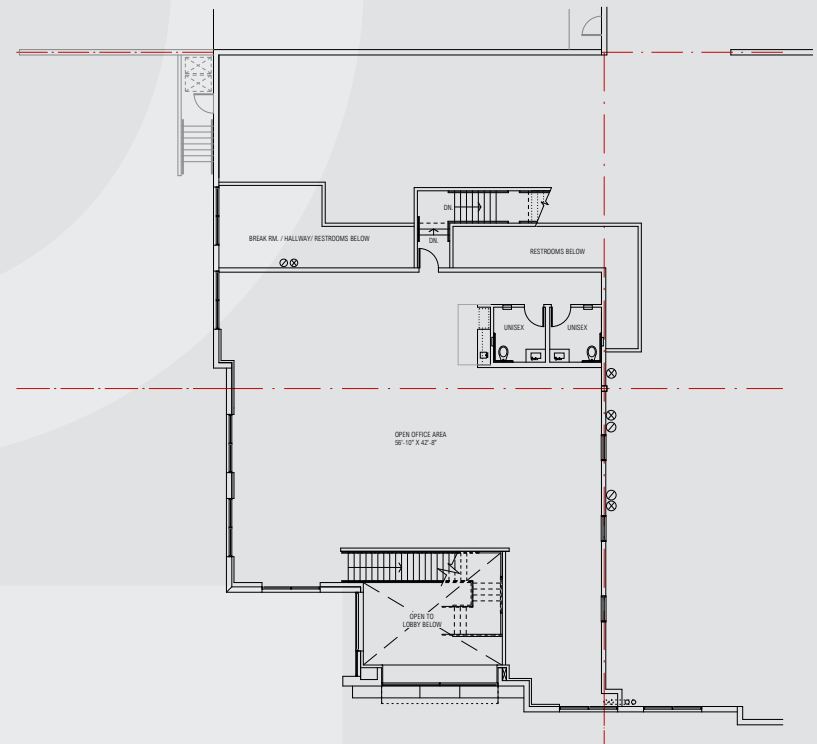
VIEW VR TOUR







BUILDING A - FIRST FLOOR PLAN OFFICE PLAN - 4,102 SF  
SCALE: 1/8" = 1'-0"



BUILDING A - SECOND FLOOR OFFICE PLAN - 3,000 SF  
SCALE: 1/8" = 1'-0"







# BUILDING A PHOTOS

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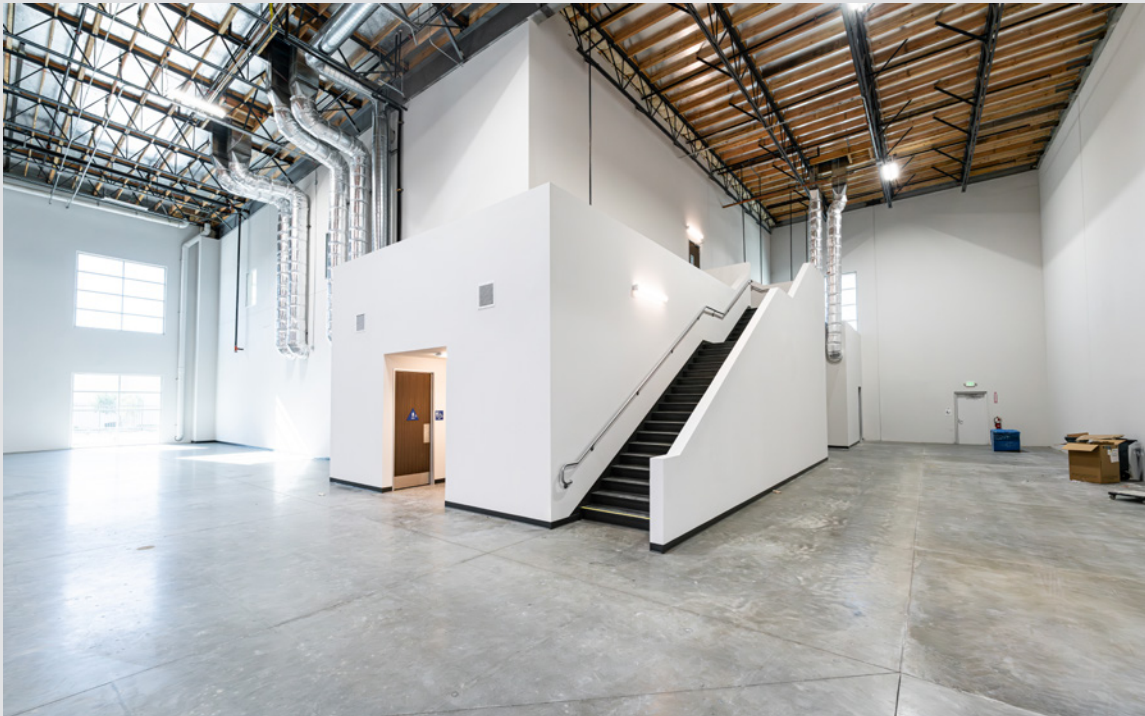
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# BUILDING B INDUSTRIAL

1176 HALL AVENUE | JURUPA VALLEY | CA

## PROJECT HIGHLIGHTS



**±14.26 Acres**  
Total Net Acres



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



**±192,903 SF**  
Building A

Two (2) Tesla EV Charging Stations  
in the Car Parking Lot



**±8,698 SF Total Office SF**  
±4,599 SF First Floor Office  
±4,099 SF Mezzanine  
with bathrooms + wet bar



**ESFR | K-25**  
Sprinkler Heads



**31**  
Trailer Parking Off Dock



**LED Lighting**  
(3-4 Fixtures per Bay)



**1 (12' x 14')**  
Ground Level Loading



**Solar Capable**



**21 (9'x10')**  
Dock High Doors



**7"**  
Concrete Slab

**11**  
40,000 lbs Pit Levelers



**Built to LEED Standards**



**32' Min**  
Clear Height



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



**2**  
Big Ass Fans



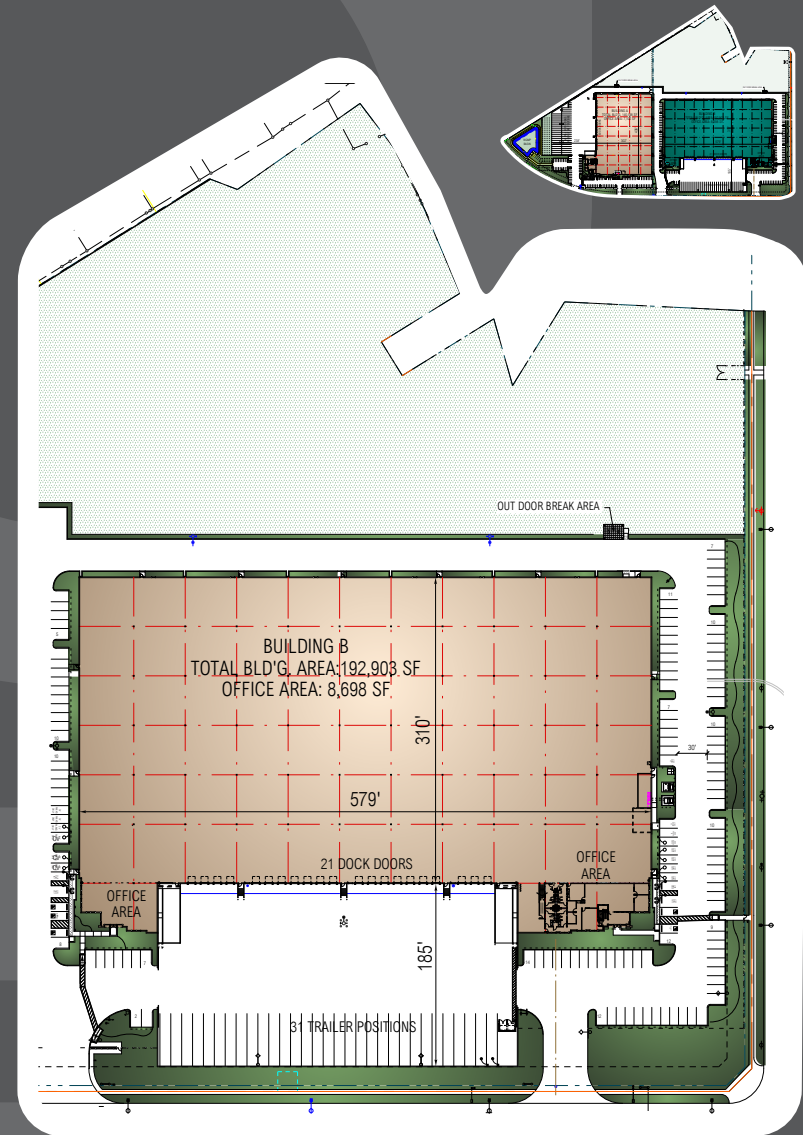
**185'**  
Fully Secure Truck Court



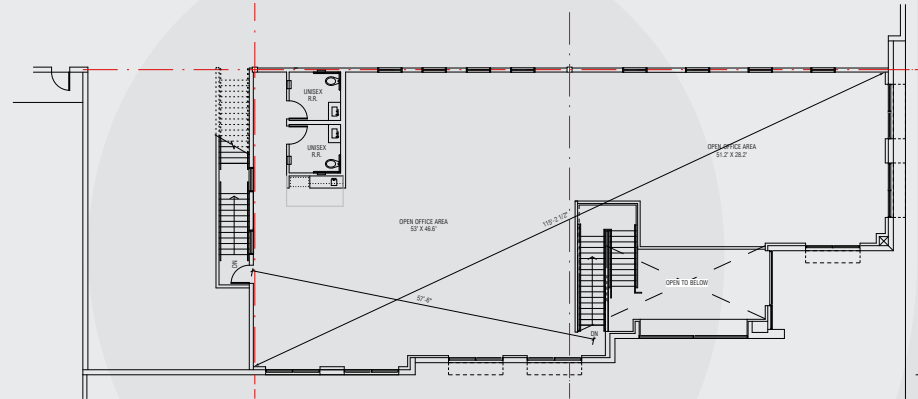
**144 Car Parking Stalls**



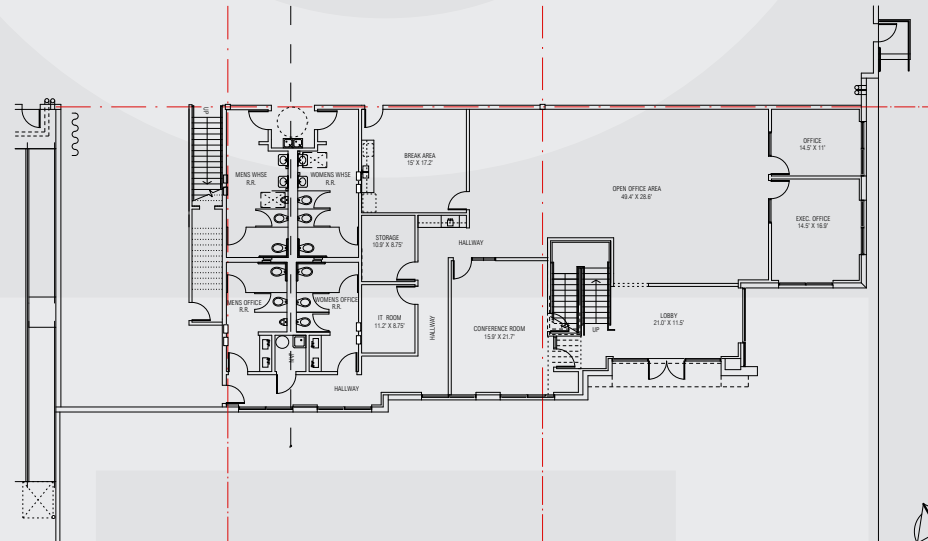
VIEW VR TOUR







BUILDING B - SECOND FLOOR OFFICE PLAN - 4,099 SF  
 SCALE: 1/8" = 1'-0"



BUILDING B - FIRST FLOOR OFFICE PLAN - 4,599 SF  
 SCALE: 1/8" = 1'-0"

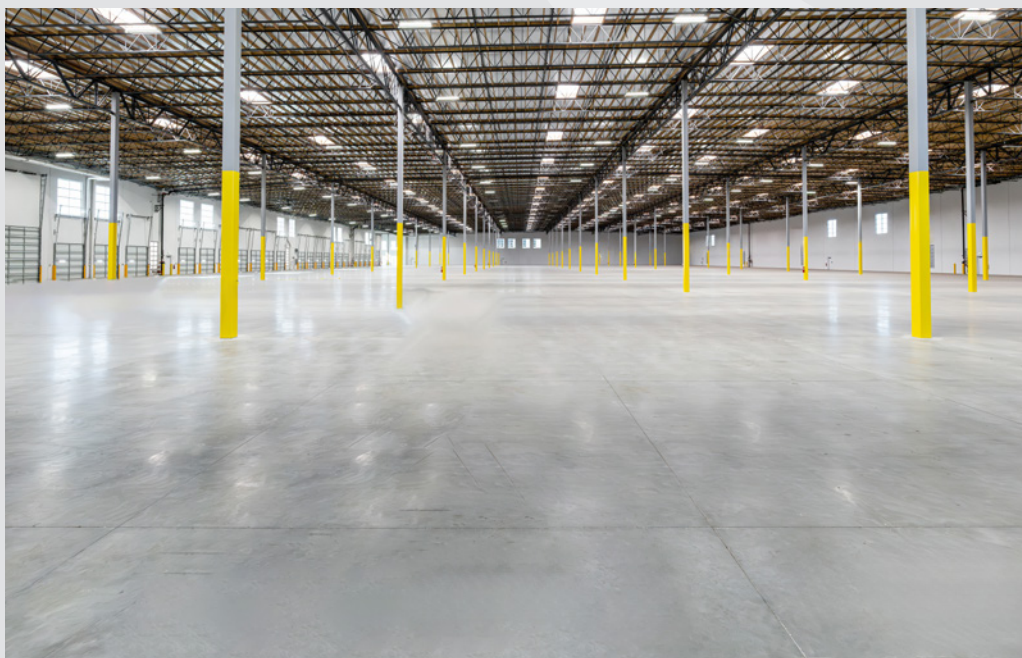




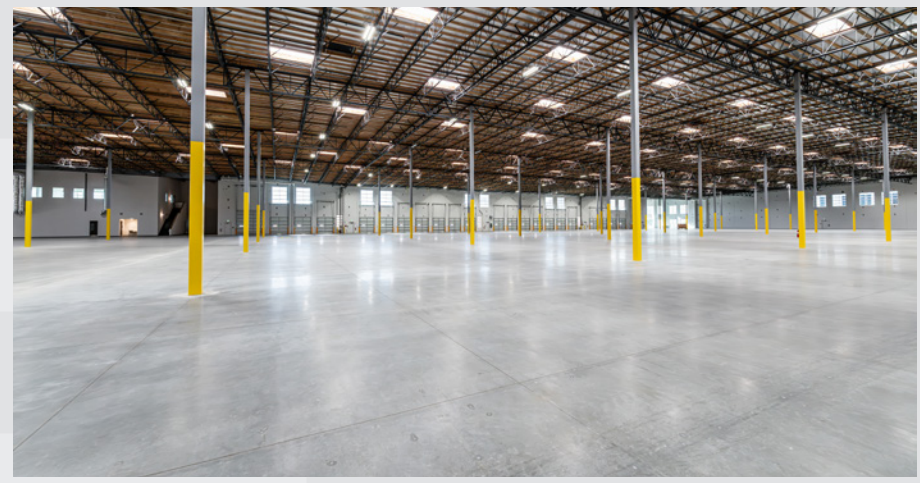
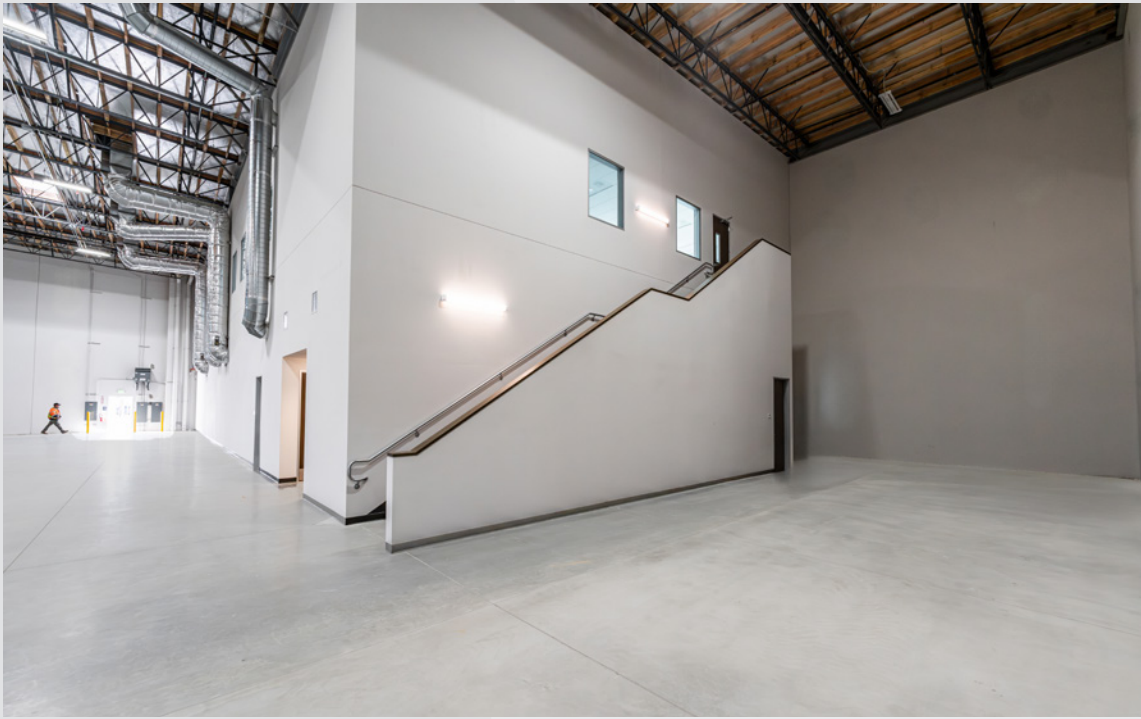
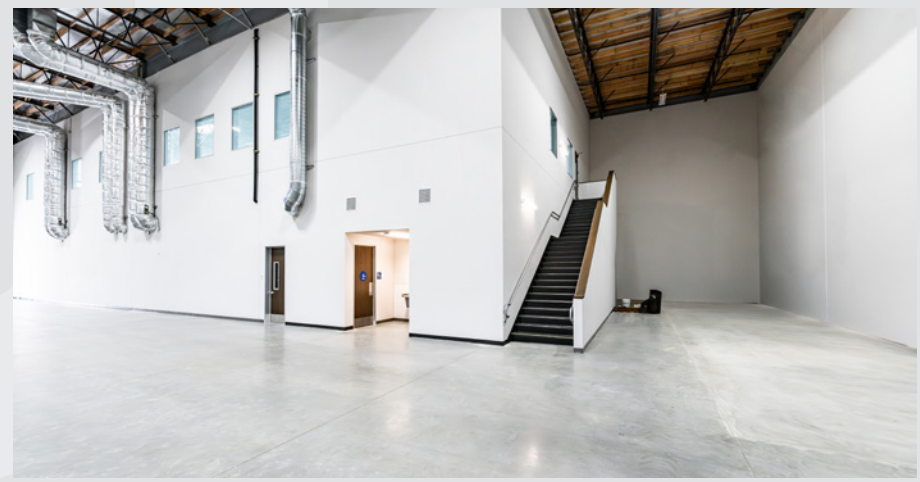
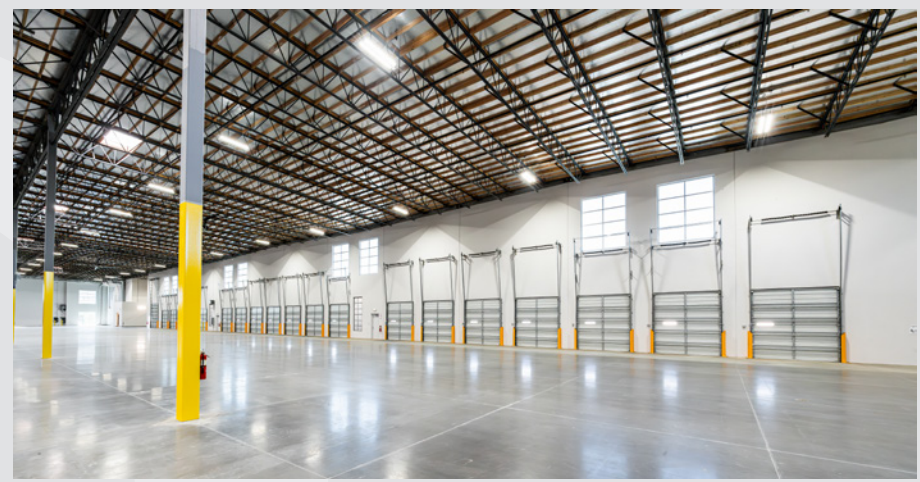
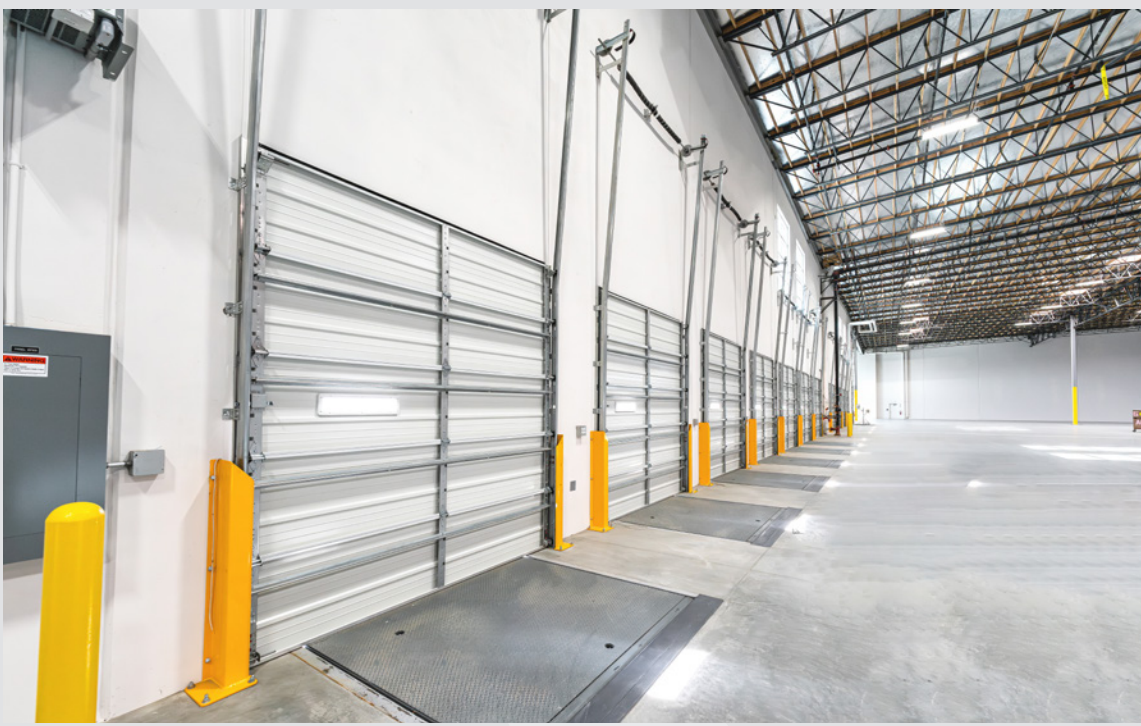
# BUILDING B PHOTOS













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## NEARBY TENANTS MAP

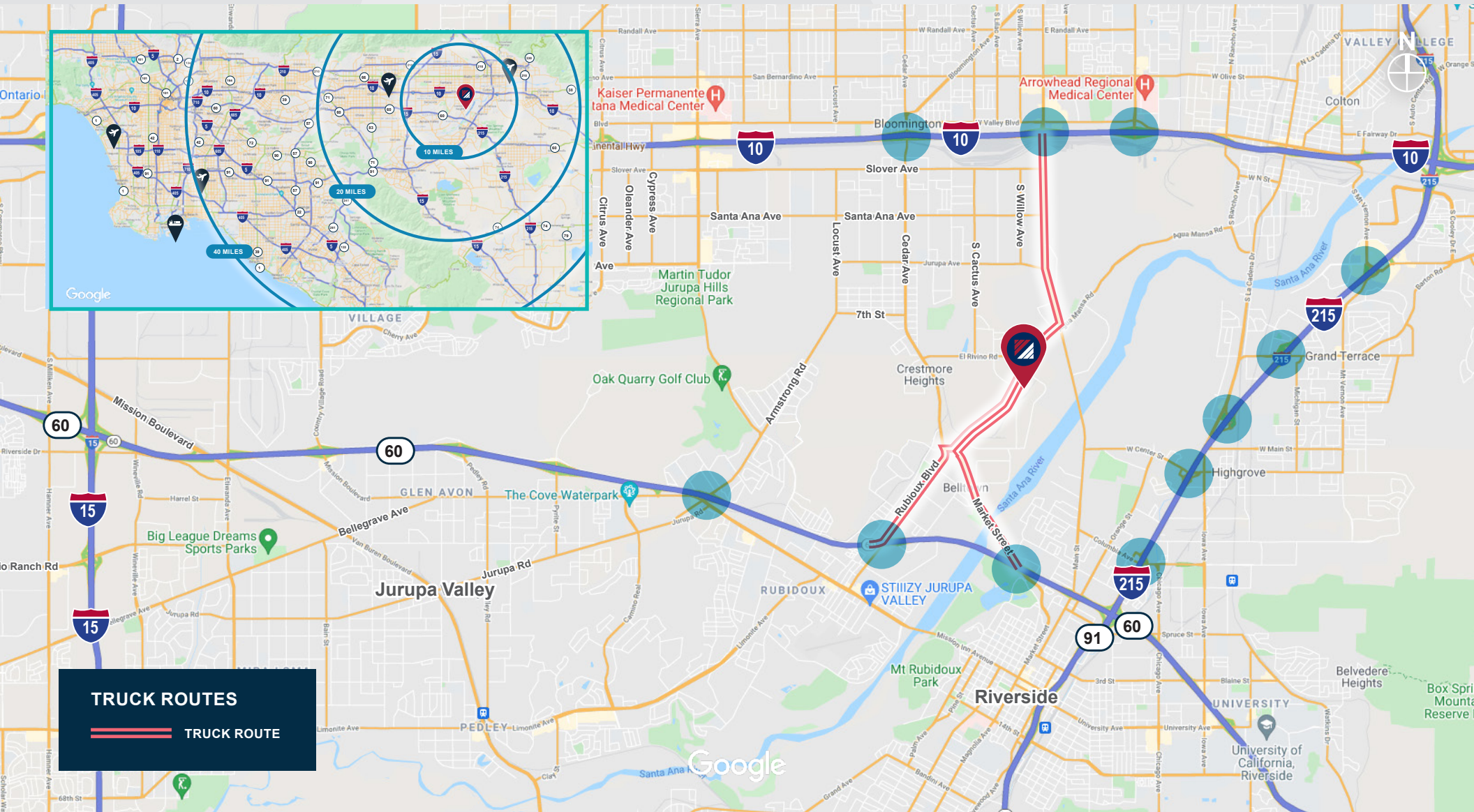
DESTINATIONS	DISTANCE
Ontario Intl. Airport	16 Mi.
SBD International Airport	12 Mi.
Downtown Los Angeles	56 Mi.
Los Angeles Intl. Airport	70 Mi.
Port of Los Angeles	75 Mi.
Port of Long Beach	74 Mi.
BNSF - San Bernardino	7.7 Mi.





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## FREEWAY ACCESS MAP



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