

NOW AVAILABLE FOR LEASE | ESTIMATED COMPLETION DATE 3Q 2020
±310,760 Rentable Square Feet on **±13.90** Net Acres

North West Corner of Etiwanda and Cantu Galleano Ranch Rd. Jurupa Valley CA
Square Footage of building along with acreage is subject to minor deviances due to entitlements in process



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Salient Building Features:

BUILDING AREA	
Office – 1st Floor	5,000 SF
Warehouse	300, 760 SF
Total	310, 760 SF

LAND AREA	
Gross Area in SF	605,454 SF
Gross Area in Acres	13.90 Ac
Building FAR	51.3

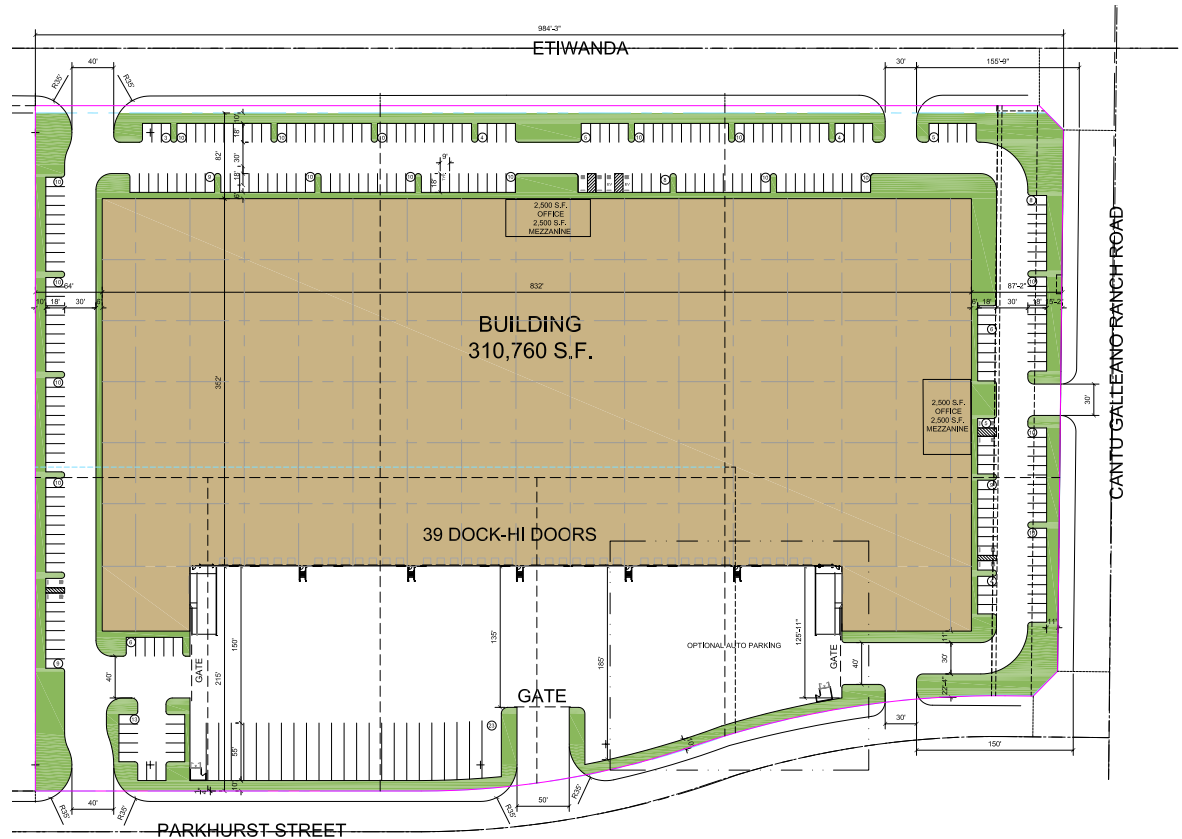
PARKING COUNTS	
Auto Parking Provided	268 Stalls
Excess Trailer Parking Provided	23 Stalls

BUILDING HEIGHTS	
Maximum Building Height Allowed	40 Feet
Minimum Warehouse Ceiling Height	36 Feet

LOADING	
Dock High Loading Doors (9' x 10')	39
Grade Level (22' x 14' drive thru ramp)	2

ADDITIONAL ITEMS	
Bay Spacing	60' x 56'
Skylight Ratio	2.5%
Power	T.S.
Construction	CTU
Zoning	BMP
Fire Sprinklers	ESFR
Slab	8"

Site Plan:

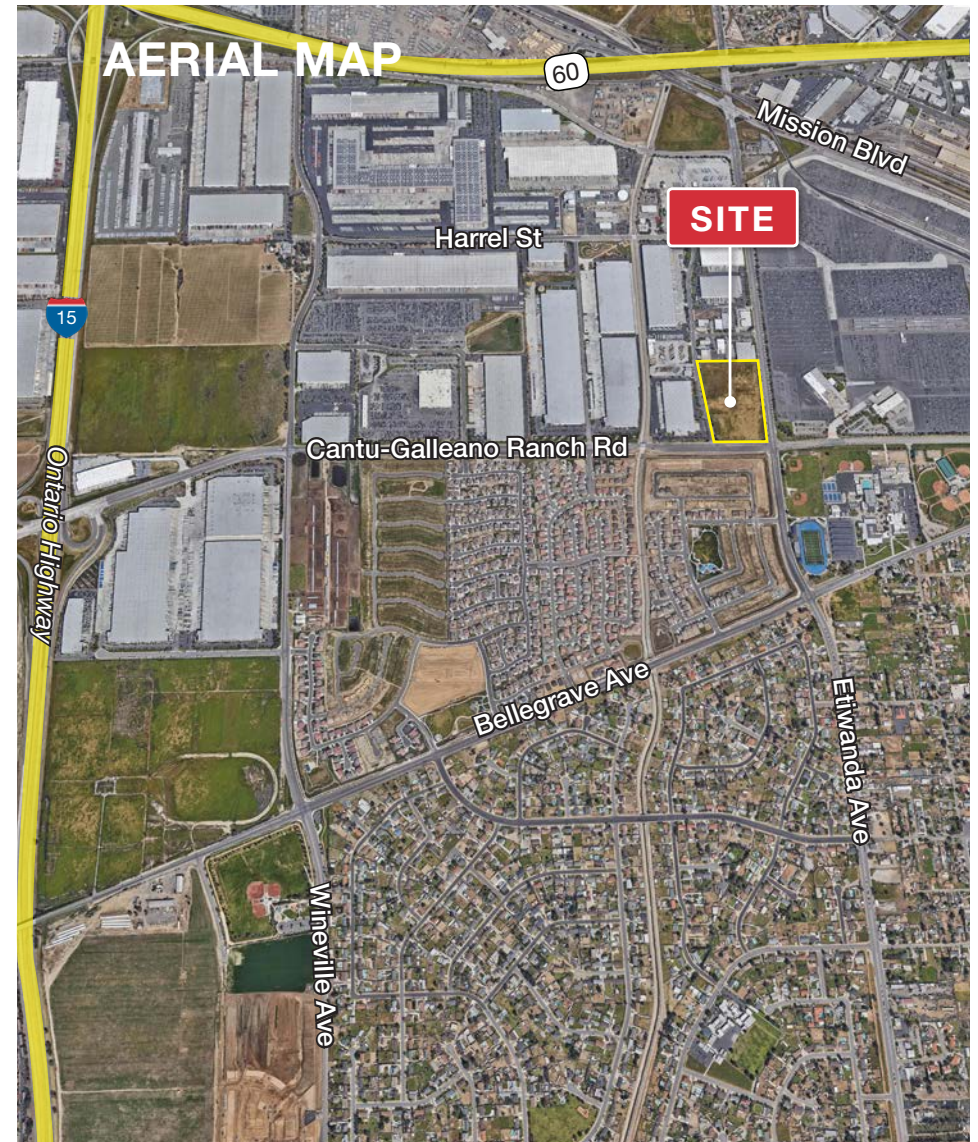
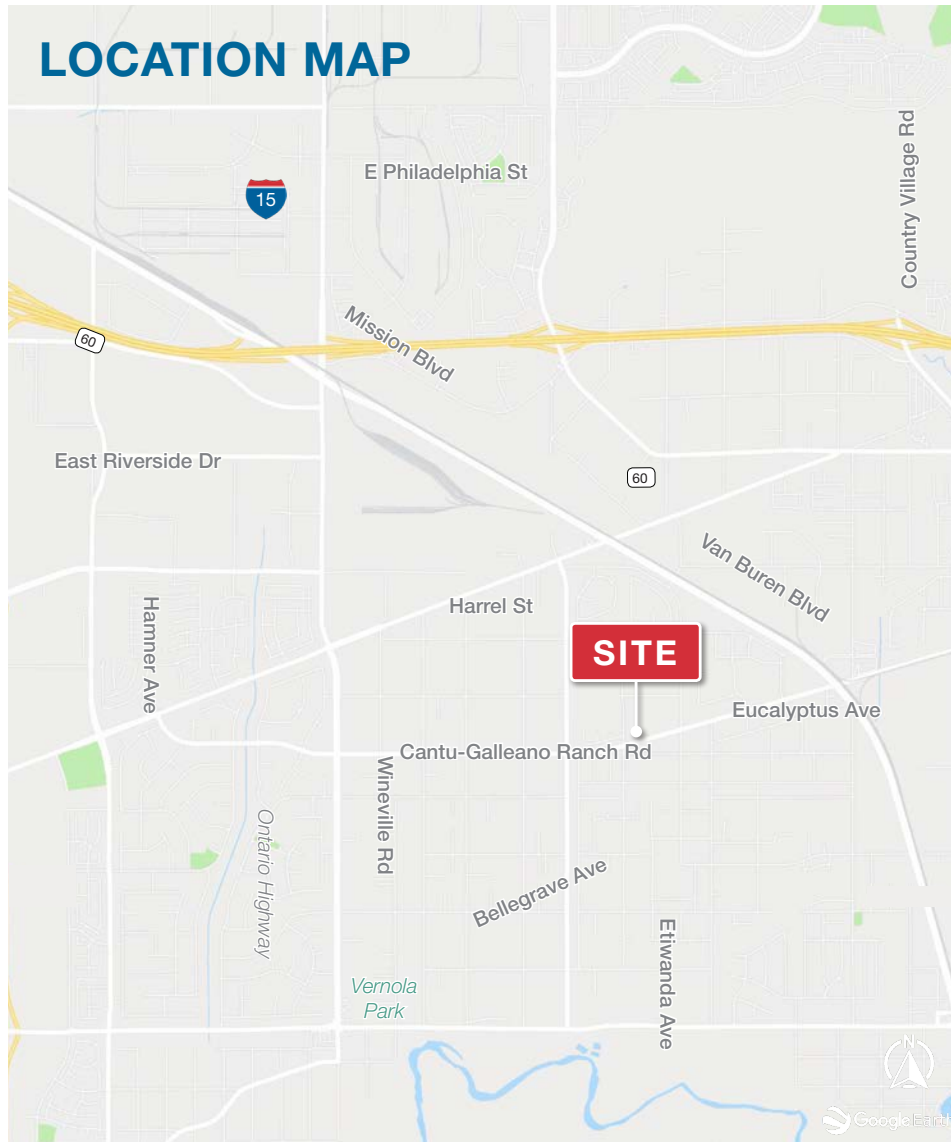


Addition Renderings, material board, elevations, zoning and demographics available upon request.

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Corporate Neighbors Include:



+more

Horizon Business Park

This project is in the heart of one of the Nation's dynamic distribution markets, in particular, the prestigious "west-end" Ontario sub-market of the Inland Empire.

The Horizon Business Park is situated on the major transportation arterials with the US-60 ½ mile away from the site, and the US-15 and US-10 mere minutes away from the Project.

The building itself is designed as a state-of-the-art distribution center with ideal amenities which include 40-foot clear height, ESFR Fire Suppression System, 150 foot turning radiuses, and office and power provisions being offered to suit the Tenant's specifications.

Major Corporate Neighbors include FedEx, Amazon, Costco, Swift, Petco, Big O Tires and Adesa all strategically and logistically located due to ideal location to the transportation infrastructure and close proximity to Ontario International Airport.

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