

旧候选 + 新照片 · 统计地图

# 惠洁 PVC/HDPE 美国厂房候选统计

旧资料来自前期选址地图和 2026-06-14 邮箱回复表；新资料来自你提供的照片，并补充公开挂牌检索。报价分为公开价、经纪回复价和照片手写价，未公开的均标成需确认。

## 5 旧候选

来自旧地图与邮箱回复

## 12 新照片

来自 6/14 照片资料页

## 8 条有月租

可直接比较租赁总成本

## \$165,574,046

已知出售总价合计，仅供口径检查

### 资料下载

网页、CSV、Excel、PDF 已整理在一起

Excel 汇总

CSV 清单

邮箱回复 PDF

### 筛选

### 候选卡片

#### 1. 260 N Smith Ave

旧候选

Corona 重点跟进  
25,143 SF 5 acres  
租 \$0.40/SF land NNN + OPEX \$0.08/SF land ; 买 \$105/SF land area  
月租约 \$104,544 / 总价约 \$22,869,000

5 acres、可立即交付、可谈购买权；用途和改建审批是关键门槛。

地图

来源

#### 2. 17999 Collier Ave

旧候选

Lake Elsinore 已回复  
35,975 SF 2.93 acres  
买 \$250/SF ; 租 \$1.50/SF NNN + NNN \$0.25/SF  
月租约 \$62,956 / 总价约 \$8,993,750

可买可租，Lake Elsinore 成本相对低。

地图

来源

### 3. 5825 Ordway St

旧候选

Riverside 已回复

36,165 SF 1.56 acres

出售 \$6,507,700 ; 业主会考虑租赁

总价约 \$6,507,700

经纪人表示 PVC pipe extrusion 可行但 subject to city review。

地图

来源

### 4. 2577 Research Dr

旧候选

Corona 谨慎

64,300 SF 3.39 acres

出售 \$250/SF ; sale only

总价约 \$16,075,000

电力强，适合快投产。

地图

来源

## 5. 29395 Hunco Way

旧候选

Lake Elsinore

需电话

28,684 SF

1.57 acres

Price Upon Request ; teaser \$1.00/SF NNN first 12 months

月租约 \$28,684

小型高配厂，可作为过渡/试产。

地图

来源

## 6. Meridian Park South

新照片

Riverside

公开核验

144,030 SF

需确认 acres

公开页 Price Upon Request ; 照片封面疑似 144,030 SF，需二次确认是否另有更大楼栋需确认

Moreno Valley/Riverside 大厂，可作为新照片新增大面积方案。



地图

来源

照片

## 7. Serrano Business Park

新照片

Jurupa Valley

优先问价

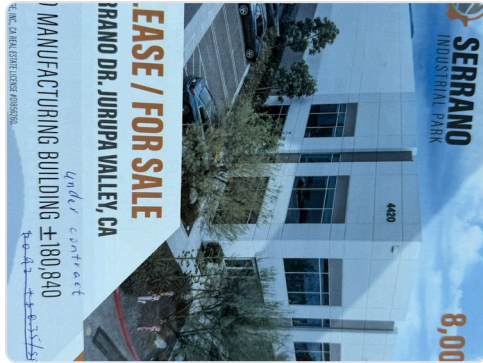
180,840 SF

20.4 acres

照片手写 \$0.92/SF NNN + \$0.35/SF NNN/OPEX ; 资料页公开价 TBD

月租约 \$229,667

电力和制造属性最强，适合多条 PVC/HDPE 挤出线。



地图

来源

照片

## 8. Moraga Distribution Center

新照片

Temecula

可买可租

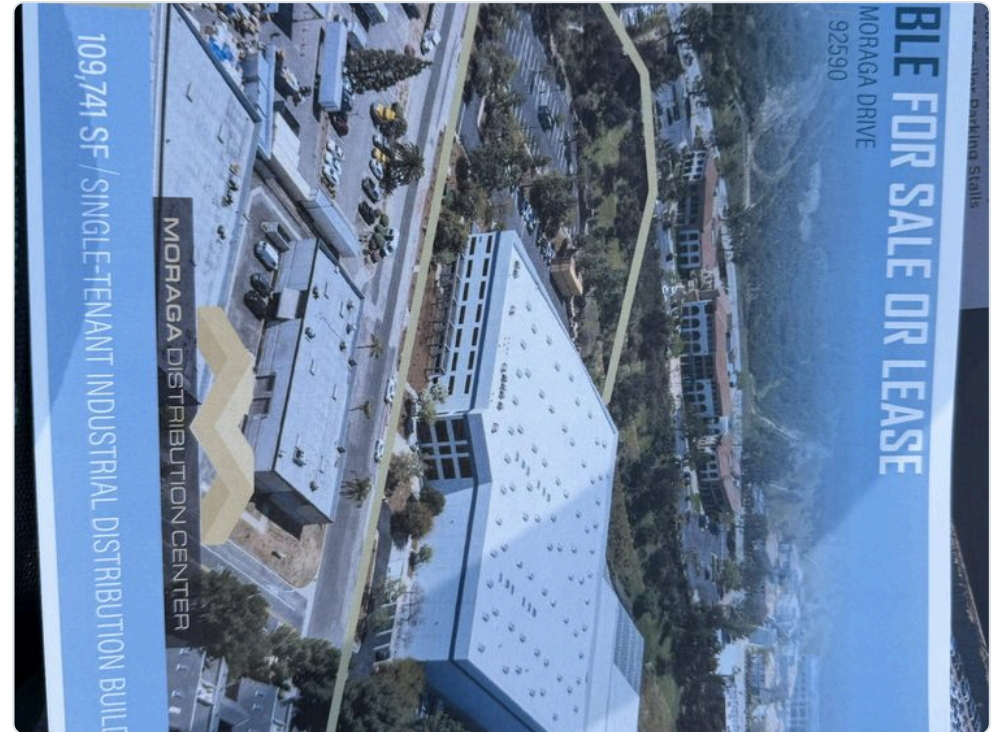
109,741 SF

8.45 acres

公开/照片: \$210/SF 出售; \$1.10/SF NNN 租赁; NNN 约 \$0.28/SF

月租约 \$151,443 / 总价约 \$23,045,610

Temecula 大地块分销型厂房，适合作为南线/仓配+轻制造。



地图

来源

照片

### 9. 3880 W Valley Blvd

新照片

Pomona

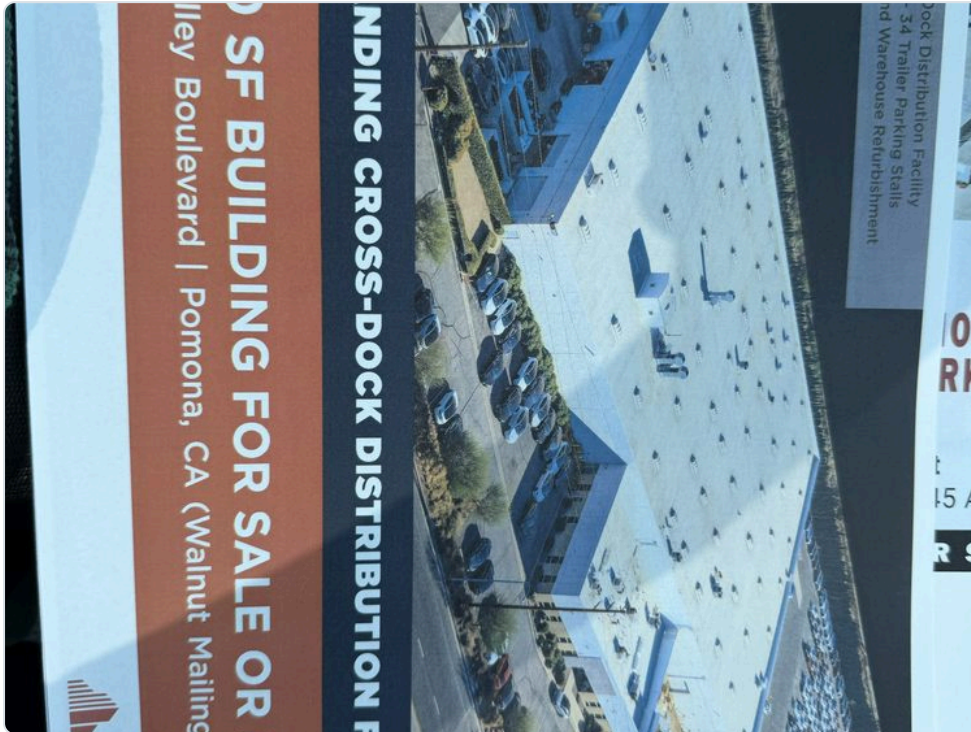
需问价

108,550 SF

需确认 acres

照片显示 for sale or lease ; 公开价需经纪确认  
需确认

更靠 LA/OC , 物流位置好。



地图

来源

照片

### 10. Oakmont / Mission Ramona Business Park

新照片

Montclair

公开售价

187,179 SF

8.45 acres

公开页/照片 : 出售 \$50,351,151 ; 约 \$269/SF  
总价约 \$50,351,151

规模足够、靠 LA 盆地, 适合收购现成厂房。

 An aerial photograph of a large industrial building complex. A sign in the foreground lists "STATE OF THE ART FEATURES" and "OAKMONT MISSION RAMONA BUSINESS PARK BUILDING 7". The building is surrounded by a parking lot and other industrial structures.
 

**STATE OF THE ART FEATURES**

- Part of 8-Building Master-planned Industrial Park
- ±5,522 SF Finished Ground Floor Office Suites with ±5,196 SF of Finished Mezzanine
- 18 Dock High Loading Doors with 40,000-lb Mechanical Load Levelers at Every Other Door
- 2 Grade Level Loading Doors
- 32' Clear Height
- 180' Fenced and Secured Concrete Truck Yard
- Up to 23 Trailer Parking Spaces
- ESFR Fire Sprinkler System (K17 heads)
- LED Warehouse Lighting (30 foot-candle power)
- 1,200-Amp , 277/480V, 3P, 4W House Panel with 2000-Amp UG/PS
- 6" Thick, 4,000 psi Reinforced Floor Slab

**OAKMONT MISSION RAMONA BUSINESS PARK**

**BUILDING 7**  
**4369 State Street**  
 ±187,179 SF on 8.45 Acres

**AVAILABLE FOR SALE**

269/SF

地图

来源

照片


## 11. Saddle Ranch South

新照片

Norco  
 154,581 SF  
 照片资料：\$0.99/SF NNN；手写 OPEX \$0.35/SF  
 月租约 \$207,138

价格明确  
 需确认 acres

Norco/Corona 近，面积充足，租金口径清楚。



**Property Name:** Saddle Ranch South  
**Address:** 3000 Horseless Carriage Rd, Bldg 1, Norco, CA 92860  
**Cross Streets:** Horseless Carriage Rd/Town and Country Dr

Saddle Ranch South - Norco  
 State-of-the-Art Distribution Facility. LEED Certified  
 Add'l Trailer Lot (30 Stalls) Potentially Available  
 Easy Access to Inland Empire, OC and LA Regions

*40.92 / SF*  
*40.35 OPEX*

Lease Rate/Mo:	\$153,035	Sprinklered:	ESFR	Office SF / #:	8,161 SF
Lease Rate/SF:	\$0.99	Clear Height:	32'	Restrooms:	
Lease Type:	NNN	GL Doors/Dim:	1	Office HVAC:	
Available SF:	154,581 SF	DH Doors/Dim:	14	Finished Otc Mezz:	0 SF
Minimum SF:	154,581 SF	A: 2800 V. G. W:		Include In Available:	No
Prop Lot Size:	PDI	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Bilt:	Existing / 2022	Include In Available:	No
Sale Price:	NFS	Possession:	Now	Vacant:	Yes
Sale Price/SF:	NFS	Whse HVAC:		To Show:	Call broker
Taxes:		Parking Spaces: 221 / Ratio: 1.4/1		Market/Submarket:	IE East
Yard:	Fenced/Paved	Rail Service:	No	APN#:	129200018
Zoning:	M-1	Specific Use:	Warehouse/Distribution		

地图 来源 照片


## 12. 9955 6th St

新照片

Rancho Cucamonga  
 193,588 SF  
 资料页公开价 TBD；手写 \$1.30/SF gross  
 月租约 \$251,664

手写价  
 9.44 acres

电力和面积强，靠 10/15 freeway。



**Address:** 9955 6th St, Rancho Cucamonga, CA 91730  
**Cross Streets:** Lucas Ranch Rd/6th St

Divisible to ±117,254 & ±76,334. Fully Refurbished  
 Great Access to 10 & 15 Freeways | Zoned: Industrial Employment  
 3,000 SF Office Space, Office & Whse Restrooms  
 26 DH Doors (8'x10'); 4 w/ Dock Plates & 5 w/ Dock Curtains/Seals  
 7 Roll Up Doors, LED Whse Lighting, Foil Insulation  
 8,000 Amps (Verify), Rail Service & Whse Racking Possible

*\$1.30 / SF gross*

Lease Rate/Mo:	TBD	Sprinklered:	Yes	Office SF / #:	7,000 SF
Lease Rate/SF:	TBD	Clear Height:	26'	Restrooms:	
Lease Type:		GL Doors/Dim:	9	Office HVAC:	
Available SF:	193,588 SF	DH Doors/Dim:	10 / (8'x10')	Finished Otc Mezz:	0 SF
Minimum SF:	193,588 SF	A: 12000 V. O. W:		Include In Available:	No
Prop Lot Size:	9.44 Ac / 411,206 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Bilt:	Existing / 1994R14	Include In Available:	No
Sale Price:	NFS	Possession:	Now	Vacant:	Yes
Sale Price/SF:	NFS	Whse HVAC:		To Show:	Call broker
Taxes:		Parking Spaces: 150 / Ratio: 0.8/1		Market/Submarket:	IE West
Yard:	No	Rail Service:	Possible	APN#:	0210032010000
Zoning:	IE	Specific Use:	Warehouse/Distribution		

Listing Date: 07/25/2025

地图 来源 照片

### 13. 10660 Acacia St

新照片

Rancho Cucamonga

需问价

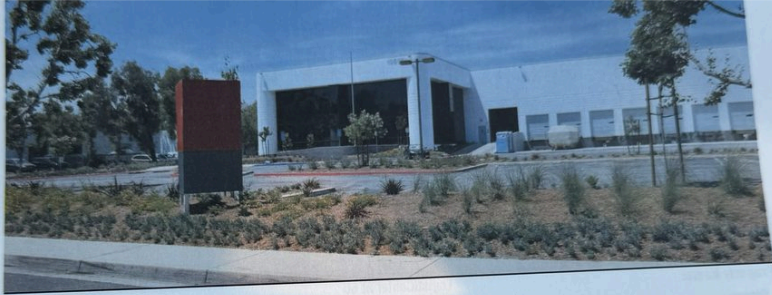
154,266 SF

6.34 acres

资料页 TBD

需确认

硬件完整，适合仓配/轻制造。



<b>Address:</b> 10660 Acacia St, Rancho Cucamonga, CA 91730		<b>Cross Streets:</b> Acacia St/Haven Ave	
Free Standing Building 8,734 SF of Office Space 18 Dock High Doors, 2 Grade Level Ramps 24' Minimum Clear LED Warehouse Lighting			
<b>Lease Rate/Mo:</b>	TBD	<b>Sprinklered:</b>	Yes
<b>Lease Rate/SF:</b>	TBD	<b>Clear Height:</b>	24'
<b>Lease Type:</b>		<b>GL Doors/Dim:</b>	2
<b>Available SF:</b>	154,266 SF	<b>DH Doors/Dim:</b>	18
<b>Minimum SF:</b>	154,266 SF	<b>A: 4000 V. O. W:</b>	
<b>Prop Lot Size:</b>	6.34 Ac / 276,170 SF	<b>Construction Type:</b>	TILT UP
<b>Term:</b>	Acceptable to owner	<b>Const Status/Year Bit:</b>	Existing / 2019
<b>Sale Price:</b>	TBD	<b>Whse HVAC:</b>	
<b>Sale Price/SF:</b>	TBD	<b>Parking Spaces:</b>	156 / Ratio: 1.0:1/
<b>Taxes:</b>		<b>Rail Service:</b>	No
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Distribution
<b>Zoning:</b>	ME2	<b>Listing Date:</b>	02/26/2025
<b>Listing #:</b>	42001146	<b>Office SF / #:</b>	8,734 SF
		<b>Restrooms:</b>	
		<b>Office HVAC:</b>	
		<b>Finished Otc Mezz:</b>	0 SF
		<b>Include in Available:</b>	No
		<b>Unfinished Mezz:</b>	0 SF
		<b>Include in Available:</b>	No
		<b>Possession:</b>	Now
		<b>Vacant:</b>	Yes
		<b>To Show:</b>	Call broker
		<b>Market/Submarket:</b>	IE West
		<b>APN#:</b>	0209401020000

地图

来源

照片

### 14. 14430 Monte Vista Ave

新照片

Chino

新挂牌

108,866 SF

26.67 acres

资料页 TBD；挂牌日期 2026-06-05

需确认

大地块+M2+30' clear，适合重点问价。



<b>Address:</b> 14430 Monte Vista Ave, Chino, CA 91710		<b>Cross Streets:</b> Monte Vista Ave/Eucalyptus Ave	
Free Standing Building 6,049 SF of Office Space 30' Minimum Warehouse Clear Height ESFR Sprinkler System, Fully Secured Truck Court 20 Dock High Loading Doors, 3 Grade Level Doors Convenient Access to 60 & 71 Fwys			
<b>Lease Rate/Mo:</b>	TBD	<b>Sprinklered:</b>	ESFR
<b>Lease Rate/SF:</b>	TBD	<b>Clear Height:</b>	30'
<b>Lease Type:</b>		<b>GL Doors/Dim:</b>	3 / 12x14'
<b>Available SF:</b>	108,866 SF	<b>DH Doors/Dim:</b>	20 / 9x10'
<b>Minimum SF:</b>	108,866 SF	<b>A: 3000 V. 277/480 O. W:</b>	
<b>Prop Lot Size:</b>	26.67 Ac / 1,161,717 SF	<b>Construction Type:</b>	TILT UP
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Bit:</b>	Existing / 1998
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces:</b>	/ Ratio:
<b>Taxes:</b>		<b>Rail Service:</b>	No
<b>Yard:</b>	Fenced/Paved	<b>Specific Use:</b>	Warehouse/Distribution
<b>Zoning:</b>	M2	<b>Listing Date:</b>	06/05/2026
<b>Listing #:</b>	45026587	<b>Office SF / #:</b>	6,049 SF
		<b>Restrooms:</b>	
		<b>Office HVAC:</b>	
		<b>Finished Otc Mezz:</b>	0 SF
		<b>Include in Available:</b>	No
		<b>Unfinished Mezz:</b>	0 SF
		<b>Include in Available:</b>	No
		<b>Possession:</b>	Now
		<b>Vacant:</b>	Yes
		<b>To Show:</b>	Call broker
		<b>Market/Submarket:</b>	IE West
		<b>APN#:</b>	1022491050000,1022501040

地图

来源

照片

### 15. 43195 Business Park Dr

新照片

Temecula 出售  
 160,561 SF 12.14 acres  
 出售 \$37,731,835 ; \$235/SF  
 总价约 \$37,731,835

明确可做 manufacturing/R&D , 大 yard , 硬件均衡。



Address: 43195 Business Park Dr, Temecula, CA 92590  
 Cross Streets: Business Park Dr/Rancho California Rd

*\$235/SF for sale*

Free Standing Building  
 Ideal Manufacturing or R&D Facility  
 24' Clear Height  
 4,000 Amps Heavy Power  
 (8) DH Doors & (2) GL Doors  
 CMSA Sprinkler System; Large Fenced Yard

Lease Rate/Mo:	TBD	Sprinklered:	Yes	Office SF / #:	31,000 SF
Lease Rate/SF:	TBD	Clear Height:	24'	Restrooms:	Heat & AC
Lease Type:		GL Doors/Dim:	2	Office HVAC:	0 SF
Available SF:	160,561 SF	DH Doors/Dim:	8	Finished Otc Mezz:	No
Minimum SF:	160,561 SF	A: 4000 V: 0: W:		Include In Available:	No
Prop Lot Size:	12.14 Ac / 528,686 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1991	Include In Available:	No
Sale Price:	\$37,731,835.00	Whse HVAC:		Possession:	Now
Sale Price/SF:	\$235.00	Parking Spaces:	246 / Ratio: 1.5:1/	Vacant:	Yes
Taxes:	Fenced	Rail Service:	No	To Show:	Call broker
Yard:	LI	Specific Use:	Warehouse/Distribution	Market/Submarket:	IE South
Zoning:	LI	APN:	921020072	Listing Date:	04/07/2026


地图 来源 照片

### 16. 212 Smith Ave

新照片

Corona 重点问价  
 158,028 SF 7.5 acres  
 market rate ; OPEX \$0.31/SF ; base rent TBD  
 需确认

紧邻 260 N Smith , Corona 主战场 , 现代化程度高。



Address: 212 Smith Ave, Corona, CA 92880  
 Cross Streets: Smith Ave/Commerce St

*market rate*  
*NWN 0.31PSF*

Free Standing Class "A" Distribution Building  
 7,000 SF of 2-Story Office Space  
 22 Dock High Doors, 2 Grade Level Doors  
 4,000 Amps, 277/480 Volt  
 Private Secured Truck Yard  
 Immediate Access to 91 and 15 Freeways

Lease Rate/Mo:	TBD	Sprinklered:	ESFR	Office SF / #:	7,000 SF
Lease Rate/SF:	TBD	Clear Height:	36'	Restrooms:	
Lease Type:	/ Op. Ex: \$0.31	GL Doors/Dim:	2	Office HVAC:	0 SF
Available SF:	158,028 SF	DH Doors/Dim:	22	Finished Otc Mezz:	No
Minimum SF:	158,028 SF	A: 4000 V: 277/480 V: W:		Include In Available:	No
Prop Lot Size:	7.50 Ac / 326,700 SF	Construction Type:		Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 2025	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	204 / Ratio: 1.3:1/	Vacant:	Yes
Taxes:	Fenced	Rail Service:	No	To Show:	Call broker
Yard:	M2	Specific Use:	Warehouse/Distribution	Market/Submarket:	IE East
Zoning:		APN:	118310004, 118310003, 1183	Listing Date:	05/30/2025

地图 来源 照片

## 17. 3120 E Mission Blvd

新照片

Ontario 已租出/参考

104,878 SF 5.78 acres

照片资料 \$1.25/SF gross ; 月租 \$131,098 ; 手写 lease out  
月租约 \$131,098

硬件可参考，但当前 lease out。



**Address:** 3120 E Mission Blvd, Ontario, CA 91761  
**Cross Streets:** S Turner Ave/Mission Blvd

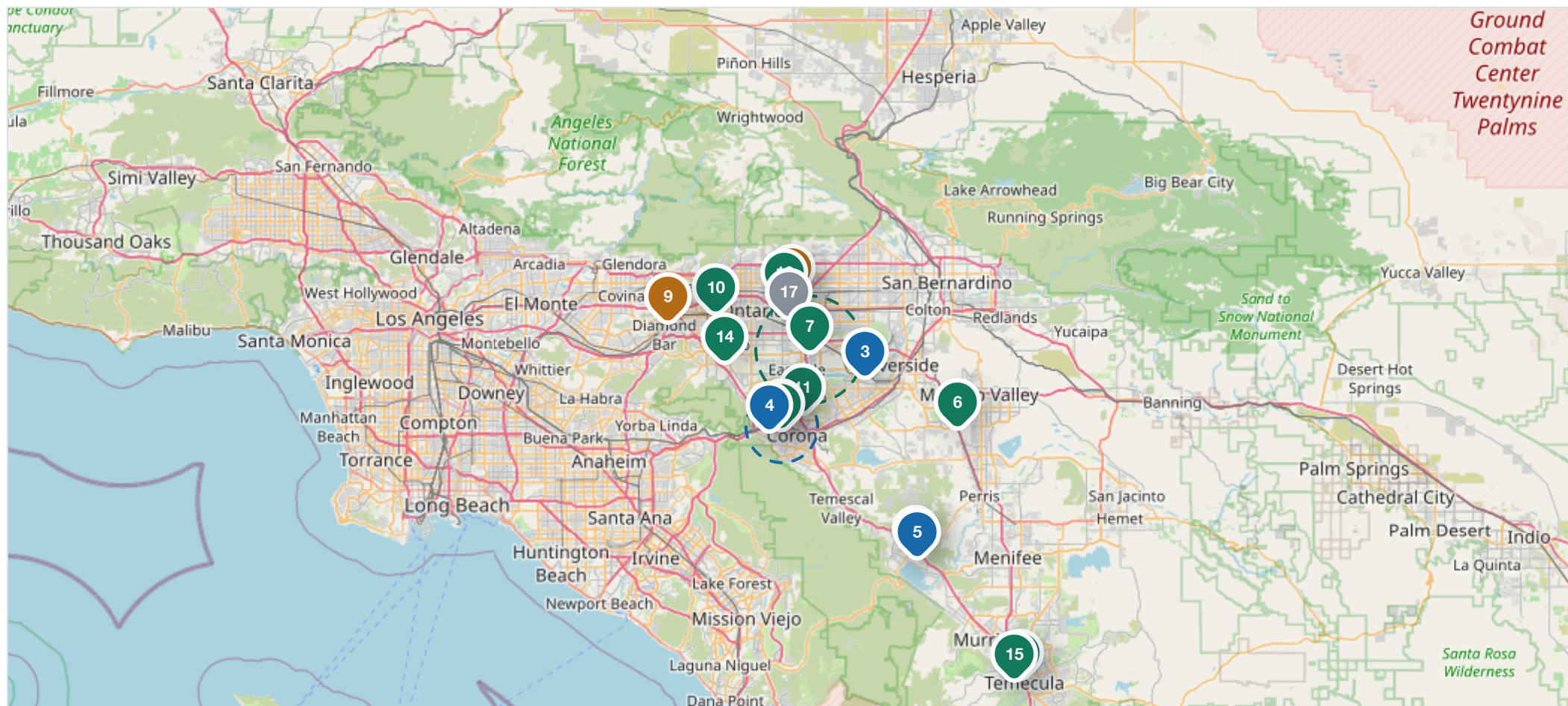
*lease out*

<b>Lease Rate/Mo:</b> \$131,098	<b>Sprinklered:</b> Yes	<b>Office SF / #:</b> 12,649 SF
<b>Lease Rate/SF:</b> \$1.25	<b>Clear Height:</b> 24'	<b>Restrooms:</b>
<b>Lease Type:</b> Gross	<b>GL Doors/Dim:</b> 6 / (2) 12'x14 ; (4) 16'x9'	<b>Office HVAC:</b>
<b>Available SF:</b> 104,878 SF	<b>DH Doors/Dim:</b> 10	<b>Finished Otc Mezz:</b> 0 SF
<b>Minimum SF:</b> 104,878 SF	<b>A: 4000 V: 0: W:</b>	<b>Include In Available:</b> No
<b>Prop Lot Size:</b> 5.78 Ac / 251,651 SF	<b>Construction Type:</b> TILT UP	<b>Unfinished Mezz:</b> 0 SF
<b>Term:</b> Acceptable to Owner	<b>Const Status/Year Blt:</b> Existing / 1990	<b>Include In Available:</b> No
<b>Sale Price:</b> NFS	<b>Whse HVAC:</b>	<b>Possession:</b> Now
<b>Sale Price/SF:</b> NFS	<b>Parking Spaces:</b> 243 / <b>Ratio:</b> 2.3:1/	<b>Vacant:</b> Yes
<b>Taxes:</b>	<b>Rail Service:</b> No	<b>To Show:</b> Call broker
<b>Yard:</b> Yes	<b>Specific Use:</b> Warehouse/Distribution	<b>Market/Submarket:</b> IE West
<b>Zoning:</b> SP	<b>Listing Date:</b> 04/08/2025	<b>APN#:</b> 0211275330000

地图

来源

照片



### 完整统计表

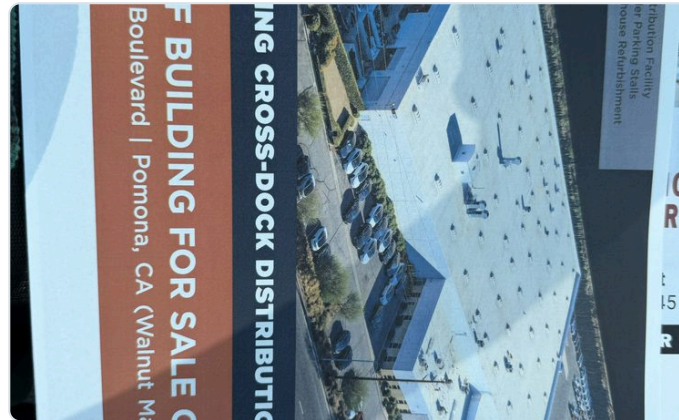
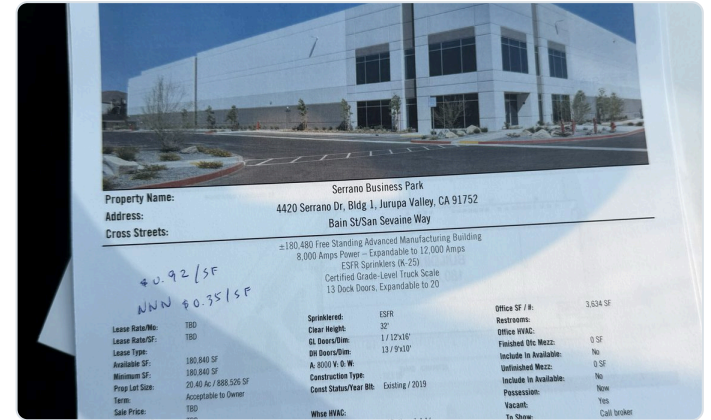
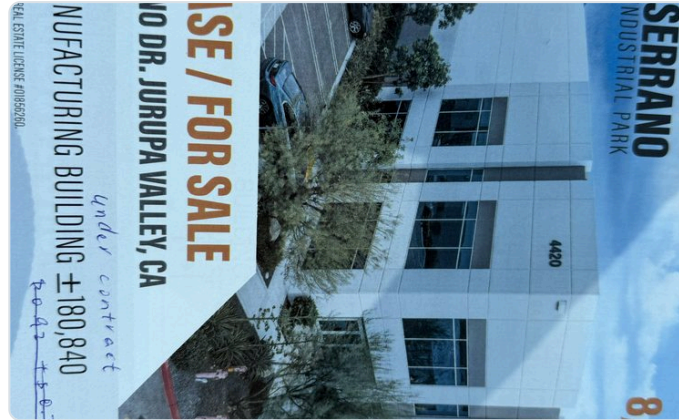
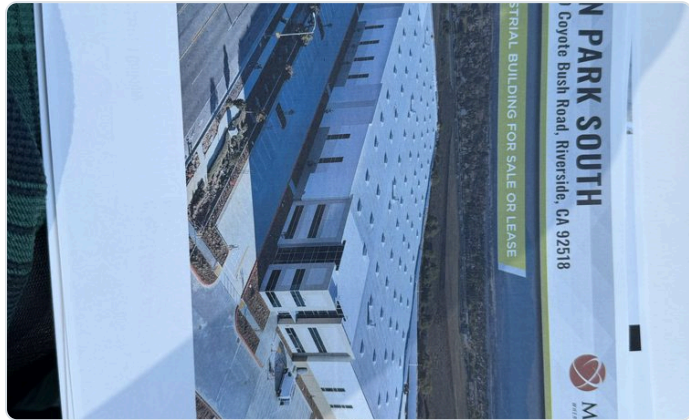
点击表格行或左侧卡片可定位地图；表格保留每平方报价、总月租/总价和来源。


#	新旧	状态	厂房/地块	地址	面积 SF	土地 acres	每平方报价	总计	硬件/电力	适配判断	风险	来源
1	旧	重点跟进	260 N Smith Ave 买地/堆场+现有仓	260 N Smith Ave, Corona, CA 92880	25,143	5	租 \$0.40/SF land NNN + OPEX \$0.08/SF land; 买 \$105/SF land area	月租约 \$104,544 / 总价约 \$22,869,000	约 25,143 SF; 两个约 10,000 SF 金属仓 + office 每栋约 400A, 需 verify M-2	5 acres、可立即交付、可谈购买权; 用途和改建审批是关键门槛。	PVC/HDPE extrusion、户外堆放、TI、消防和电力升级需 City of Corona / landlord 书面确认。	旧地图 + 2026-06-14 邮箱回复 PDF + LoopNet
2	旧	已回复	17999 Collier Ave 现成厂房	17999 Collier Ave, Lake Elsinore, CA 92530	35,975	2.93	买 \$250/SF; 租 \$1.50/SF NNN + NNN \$0.25/SF	月租约 \$62,956 / 总价约 \$8,993,750	35,975 SF; 3-ton crane; 20' clear 1,000A, 需 onsite verify Commercial Manufacturing	可买可租, Lake Elsinore 成本相对低。	现租户到 2027 年底; 购买时可提前搬但需确认时间和城市用途。	旧地图 + 经纪回复 + LoopNet
3	旧	已回复	5825 Ordway St 现成厂房	5825 Ordway St, Riverside, CA 92504	36,165	1.56	出售 \$6,507,700; 业主会考虑租赁	总价约 \$6,507,700	36,165 SF; paved fenced yard; 9 GL / 1 dock 1,200A; gas line size 待确认 General Industrial	经纪人表示 PVC pipe extrusion 可行但 subject to city review.	yard 偏小, silos/outdoor storage 和消防/建筑许可仍需确认。	旧地图 + Crexi + 经纪回复

#	新旧	状态	厂房/地块	地址	面积 SF	土地 acres	每平方报价	总计	硬件/电力	适配判断	风险	来源
4	旧候选	谨慎	2577 Research Dr 现成厂房	2577 Research Dr, Corona, CA 92882	64,300	3.39	出售 \$250/SF ; sale only	总价约 \$16,075,000	64,300 SF ; 18-24' clear 2,500A 480V SP-87 / ICDD	电力强, 适合快投产。	上一轮 escrow 因 Phase II issues 掉出, 环保尽调风险最高。	旧地图 + 经纪回复 + LoopNet
5	旧候选	需电话	29395 Hunco Way 现成厂房	29395 Hunco Way, Lake Elsinore, CA 92530	28,684	1.57	Price Upon Request ; teaser \$1.00/SF NNN first 12 months	月租约 \$28,684	28,684 SF ; 24' clear ; large fenced yard 1,000A 277/480V M-1 / M1 Industrial	小型高配厂, 可作为过渡/试产。	经纪人只要求电话, 买/租条款和用途未书面确认。	旧地图 + 经纪回复 + LoopNet
6	新照片	公开核验	Meridian Park South 大型现成厂房	16300 Coyote Bush Rd, Riverside, CA 92518	144,030	需确认	公开页 Price Upon Request ; 照片封面疑似 144,030 SF , 需二次确认是否有更大楼栋	需确认	144,030 SF industrial building for sale or lease 未公开, 需经纪确认 Industrial, 需确认	Moreno Valley/Riverside 大厂, 可作为新照片新增大面积方案。	照片上面积容易误读; 报价未公开。	新照片 IMG_7127 + Lee & Associates 公开页/挂牌检索照片
7	新照片	优先问价	Serrano Business Park 先进制造厂房	4420 Serrano Dr, Jurupa Valley, CA 91752	180,840	20.4	照片手写 \$0.92/SF NNN + \$0.35/SF NNN/OPEX ; 资料页公开价 TBD	月租约 \$229,667	180,840 SF ; 32' clear ; 13 dock doors expandable to 20 ; truck scale 8,000A, 可扩大到 12,000A M-H-5	电力和制造属性最强, 适合多条 PVC/HDPE 挤出线。	手写价需经纪确认; Jurupa Valley 对客户外堆管和排放需书面确认。	新照片 IMG_7128/7134 + Lee & Associates 公开页/挂牌检索照片
8	新照片	可买可租	Moraga Distribution Center 单租户工业分销	28381 Vincent Moraga Dr, Temecula, CA 92590	109,741	8.45	公开/照片: \$210/SF 出售; \$1.10/SF NNN 租赁; NNN 约 \$0.28/SF	月租约 \$151,443 / 总价约 \$23,045,610	109,741 SF ; 18-position cross-dock ; trailer parking 需确认 Industrial, 需确认	Temecula 大地块分销型厂房, 适合作为南线/仓配+轻制造。	离 Corona/LA 更远; PVC 重制造用途需城市确认。	新照片 IMG_7129 + CommercialCafe/公开挂牌检索照片
9	新照片	需问价	3880 W Valley Blvd cross-dock 分销厂房	3880 W Valley Blvd, Pomona, CA 91768	108,550	需确认	照片显示 for sale or lease ; 公开价需经纪确认	需确认	108,550 SF freestanding cross-dock distribution facility 需确认 Industrial, 需确认	更靠 LA/OC, 物流位置好。	可能更偏分销, 重制造/堆管和电力需确认。	新照片 IMG_7130 + JLL/LoopNet 公开挂牌检索照片
10	新照片	公开售价	Oakmont / Mission Ramona Business Park 出售厂房	4369 State St, Montclair, CA 91763	187,179	8.45	公开页/照片: 出售 \$50,351,151 ; 约 \$269/SF	总价约 \$50,351,151	约 187,179 SF ; 8.45 acres 需确认 Industrial, 需确认	规模足够、靠 LA 盆地, 适合收购现成厂房。	可租性、制造用途和电力信息未读清; 若购买, 总价较高。	新照片 IMG_7131 + CommercialCafe 公开页照片
11	新照片	价格明确	Saddle Ranch South 现成分销厂房	3000 Horseless Carriage Rd, Bldg 1, Norco, CA 92860	154,581	需确认	照片资料: \$0.99/SF NNN ; 手写 OPEX \$0.35/SF	月租约 \$207,138	154,581 SF ; 32' clear ; 14 dock doors ; fenced/paved yard 需确认 M-1	Norco/Corona 近, 面积充足, 租金口径清楚。	warehouse/distribution 用途为主, PVC extrusion 需城市确认。	新照片 IMG_7132 + Kidder Mathews/LoopNet 挂牌检索照片
12	新照片	手写价	9955 6th St 分销/可分割厂房	9955 6th St, Rancho Cucamonga, CA 91730	193,588	9.44	资料页公开价 TBD ; 手写 \$1.30/SF gross	月租约 \$251,664	193,588 SF ; 可分割 ; 26' clear ; rail possible 8,000A verify Industrial Employment	电力和面积强, 靠 10/15 freeway。	gross 价是否含所有费用需确认; 工业用途需城市确认。	新照片 IMG_7133 + JLL/挂牌检索照片
13	新照片	需问价	10660 Acacia St 分销厂房	10660 Acacia St, Rancho Cucamonga, CA 91730	154,266	6.34	资料页 TBD	需确认	154,266 SF ; 24' clear ; 18 dock doors ; 2 GL ramps 需确认 ME2	硬件完整, 适合仓配/轻制造。	未给价格, yard 为 No, 可能不适合长管堆放。	新照片 IMG_7135 + Matthews/挂牌检索照片
14	新照片	新挂牌	14430 Monte Vista Ave 现成厂房	14430 Monte Vista Ave, Chino, CA 91710	108,866	26.67	资料页 TBD ; 挂牌日期 2026-06-05	需确认	108,866 SF ; 30' clear ; 20 dock doors ; 3 GL doors ; secured truck court 3,000A 277/480V M2	大地块+M2+30' clear, 适合重点问价。	报价未公开; 需确认实际可用 yard 与制造排放许可。	新照片 IMG_7137 + Lee & Associates 公开页/挂牌检索照片
15	新照片	出售	43195 Business Park Dr 制造/R&D 厂房	43195 Business Park Dr, Temecula, CA 92590	160,561	12.14	出售 \$37,731,835 ; \$235/SF	总价约 \$37,731,835	160,561 SF ; 24' clear ; 8 dock + 2 GL ; large fenced yard 4,000A heavy power LI	明确可做 manufacturing/R&D, 大 yard, 硬件均衡。	Temecula 距离较远; 买入总价高。	新照片 IMG_7138 + Cushman & Wakefield 公开页/挂牌检索照片
16	新照片	重点问价	212 Smith Ave Class A 分销厂房	212 Smith Ave, Corona, CA 92880	158,028	7.5	market rate ; OPEX \$0.31/SF ; base rent TBD	需确认	158,028 SF ; 36' clear ; 22 dock + 2 GL ; private secured truck yard ; 2025 built	紧邻 260 N Smith, Corona 主战场, 现代化程度高。	market rate 可能高; 需确认 base rent、制造用途、silos/outdoor storage。	新照片 IMG_7139 + CBRE/LoopNet 公开页照片

#	新旧	状态	厂房/地块	地址	面积 SF	土地 acres	每平方报价	总计	硬件/电力	适配判断	风险	来源
17	新照片	已租出/参考	3120 E Mission Blvd 参考厂房	3120 E Mission Blvd, Ontario, CA 91761	104,878	5.78	照片资料 \$1.25/SF gross ; 月租 \$131,098 ; 手写 lease out	月租约 \$131,098	4,000A 277/480V M2 104,878 SF ; 24' clear ; 10 dock ; 6 GL/drive-in doors 4,000A SP	硬件可参考, 但当前 lease out.	不作为当前可选, 只保留市场价格参考。	新照片 IMG_7136 2 + Kidder Mathews/LoopNet 挂牌检索 照片

照片对应






**Property Name:** Saddle Ranch South  
**Address:** 3000 Horseless Carriage Rd, Bldg 1, Norco, CA 92860  
**Cross Streets:** Horseless Carriage Rd/Town and Country Dr

*40,921 SF*  
*40.35 opex*


Lease Rate/Mo:	\$153,035	Sprinklered:	ESFR	Office SF / #:	8,161 SF
Lease Rate/SF:	\$0.99	Clear Height:	32'	Restrooms:	
Lease Type:	NW	GL Doors/Dim:	1	Office HVAC:	
Available SF:	154,581 SF	DH Doors/Dim:	14	Finished Olt Mezz:	0 SF
Minimum SF:	154,581 SF	A: 2800 V. D. W:		Unfinished Mezz:	0 SF
Prop Lot Size:	POL	Construction Type:	TILT UP	Include In Available:	No
Term:	Acceptable to Owner	Const Status/Year Bth:	Existing / 2022	Included in Available:	No
Sale Price:	NFS	Who HVAC:		Vacant:	Yes
Sale Price/SF:	NFS	Parking Spaces:	150	Market/Submarket:	IE West



**Address:** 9955 6th St, Rancho Cucamonga, CA 91730  
**Cross Streets:** Lucas Ranch Rd/6th St


*61,300 SF for sale*

Lease Rate/Mo:	TBD	Sprinklered:	Yes	Office SF / #:	7,800 SF
Lease Rate/SF:	TBD	Clear Height:	20'	Restrooms:	
Lease Type:	TBD	GL Doors/Dim:	9	Office HVAC:	
Available SF:	133,588 SF	DH Doors/Dim:	10 / (8x10)	Finished Olt Mezz:	0 SF
Minimum SF:	133,588 SF	A: 1200 V. D. W:		Include In Available:	No
Prop Lot Size:	9.44 Ac / 411,206 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Bth:	Existing / 1984/14	Include In Available:	No
Sale Price:	NFS	Who HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	150	Vacant:	Yes
		Market/Submarket:	150	To Show:	Call broker
			Ratio:	IE West	




**Address:** 10660 Acacia St, Rancho Cucamonga, CA 91730  
**Cross Streets:** Acacia St/Haven Ave

Lease Rate/Mo:	TBD	Sprinklered:	Yes	Office SF / #:	8,734 SF
Lease Rate/SF:	TBD	Clear Height:	24'	Restrooms:	
Lease Type:	154,266 SF	GL Doors/Dim:	2	Office HVAC:	
Available SF:	154,266 SF	DH Doors/Dim:	18	Finished Olt Mezz:	0 SF
Minimum SF:	154,266 SF	A: 4000 V. D. W:		Include In Available:	No
Prop Lot Size:	6.34 Ac / 276,170 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to owner	Const Status/Year Bth:	Existing / 2019	Include In Available:	No
Sale Price:	TBD	Who HVAC:		Possession:	Now
Sale Price/SF:	TBD	Parking Spaces:	150	Vacant:	Yes
Taxes:		Market/Submarket:	150	To Show:	Call broker
			Ratio:	IE West	



**Address:** 14430 Monte Vista Ave, Chino, CA 91710  
**Cross Streets:** Monte Vista Ave/Eucalyptus Ave


Lease Rate/Mo:	TBD	Sprinklered:	ESFR	Office SF / #:	6,949 SF
Lease Rate/SF:	TBD	Clear Height:	30'	Restrooms:	
Lease Type:	108,866 SF	GL Doors/Dim:	1 / (2x14)	Office HVAC:	
Available SF:	108,866 SF	DH Doors/Dim:	20 / (8x10)	Finished Olt Mezz:	0 SF
Minimum SF:	108,866 SF	A: 3000 V. 277/480 D. W:		Include In Available:	No
Prop Lot Size:	26.97 Ac / 1,181,737 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Bth:	Existing / 1998	Include In Available:	Now
Sale Price:	NFS	Who HVAC:		Possession:	Yes
Sale Price/SF:	NFS	Parking Spaces:	100	To Show:	Call broker
Taxes:		Market/Submarket:	100	IE West:	



**Address:** 43195 Business Park Dr, Temecula, CA 92550  
**Cross Streets:** Business Park Dr/Rancho California Rd

*2,235 SF for sale*


Lease Rate/Mo:	TBD	Sprinklered:	Yes	Office SF / #:	31,000 SF
Lease Rate/SF:	TBD	Clear Height:	24'	Restrooms:	Hot & AC
Lease Type:	160,561 SF	GL Doors/Dim:	2	Office HVAC:	
Available SF:	160,561 SF	DH Doors/Dim:	8	Finished Olt Mezz:	0 SF
Minimum SF:	160,561 SF	A: 4000 V. D. W:		Include In Available:	0 SF
Prop Lot Size:	12.14 Ac / 528,686 SF	Construction Type:	TILT UP	Unfinished Mezz:	No
Term:	Acceptable to Owner	Const Status/Year Bth:	Existing / 1991	Include In Available:	Now
Sale Price:	\$37,731,835.00	Who HVAC:		Possession:	Yes
		Parking Spaces:	246	Vacant:	Call broker
		Market/Submarket:	246	To Show:	IE South
			Ratio:		



**Address:** 212 Smith Ave, Corona, CA 92880  
**Cross Streets:** Smith Ave/Commerces St

*Market rate*  
*100,319 SF*

Lease Rate/Mo:	TBD	Sprinklered:	ESFR	Office SF / #:	7,000 SF
Lease Rate/SF:	TBD	Clear Height:	30'	Restrooms:	
Lease Type:	158,028 SF	GL Doors/Dim:	2	Office HVAC:	
Available SF:	158,028 SF	DH Doors/Dim:	22	Finished Olt Mezz:	0 SF
Minimum SF:	158,028 SF	A: 4000 V. 277/480 D. W:		Include In Available:	No
Prop Lot Size:	7.59 Ac / 326,700 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Bth:	Existing / 2025	Include In Available:	Now
Sale Price:	NFS	Who HVAC:		Possession:	Yes
Sale Price/SF:	NFS	Parking Spaces:	204	To Show:	Call broker
		Market/Submarket:	204	IE East:	
			Ratio:		



**Address:** 3120 E Mission Blvd, Ontario, CA 91761  
**Cross Streets:** S Turner Ave/Mission Blvd

*Lease out*

Lease Rate/Mo:	\$131,088	Sprinklered:	Yes	Office SF / #:	12,949 SF
Lease Rate/SF:	\$1.25	Clear Height:	24'	Restrooms:	
Lease Type:	194,878 SF	GL Doors/Dim:	6 / (2) 12x14 / (4) 16x9'	Office HVAC:	
Available SF:	194,878 SF	DH Doors/Dim:	10	Finished Olt Mezz:	0 SF
Minimum SF:	194,878 SF	A: 4000 V. D. W:		Include In Available:	No
Prop Lot Size:	5.78 Ac / 251,651 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Bth:	Existing / 1990	Include In Available:	No
Sale Price:	NFS	Who HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	243	Vacant:	Yes
		Market/Submarket:	243	To Show:	Call broker
			Ratio:	IE West:	