

BUILDING SPECIFICATIONS

➤ Building Size: ±437,675 SF

➤ Office Size: ±5,020 SF of HVAC Office

Dock High Doors: Fifty-Three (53) (9' x 10') » 40 DH Doors Equipped with 35,000 LB Pit Levelers

➤ Grade Level Doors: Two (2) (12' x 14')

➤ Clear Height: 36' Minimum

➤ Typcial Bay Spacing: 56′ x 50′

Power: 2,000 Amps, 277/480 Volt (Exp to 4,000 Amps)

Sprinkler System: ESFR (K22 @ 75 PSI)

▶ **Lighting:** LED Warehouse Lighting w/ Motion Sensors

- ➤ Truck Court: ±185' With Double Wide Queueing Lane Entrance to Truck Court
- ➤ Trailer Parking: 55 Stalls

➤ Car Parking: 215 Spaces

➤ Land Area: ±19.5 Acres

► Freeway Access: ±2 Miles to I-215 & Excellent Access to SR-60

Corporate Neighbors: Karma Automotive, Home Depot, Amazon, Deckers Outdoor, Ross, Walmart & Lowes

Awarded the prestigious LEED Silver certification, globally recognized as a symbol of sustainability achievement with a commitment to environmental and social governance benefits providing a healthy, energy efficient cost saving green building.

FOR MORE INFORMATION, CONTACT:



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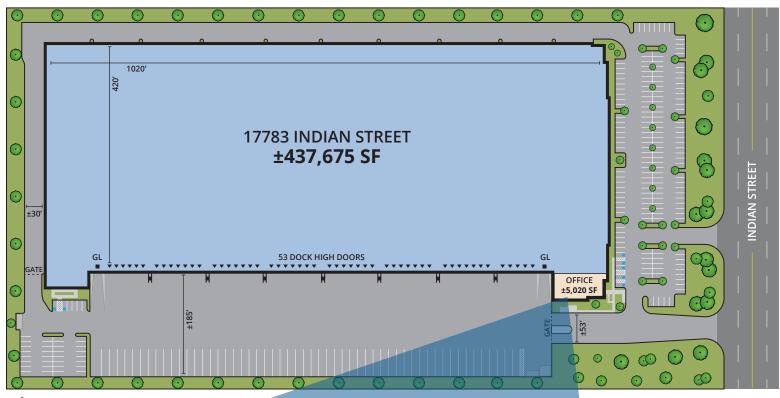
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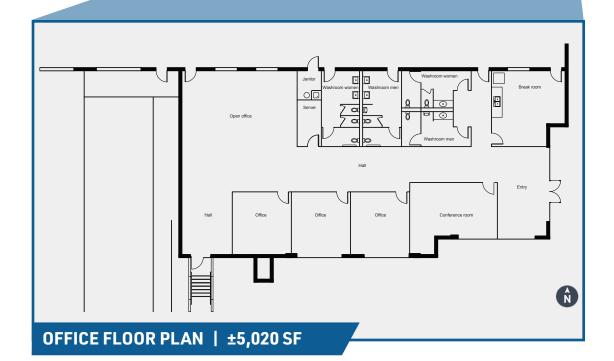
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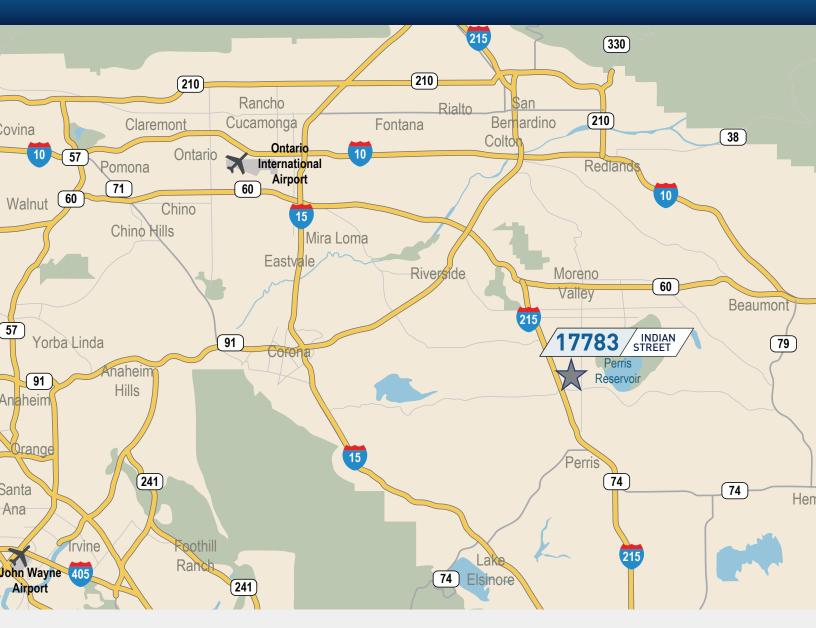
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* Building area, parking spaces are approximate and to be verified.





READY FOR IMMEDIATE OCCUPANCY

±437,675 SF Warehouse / Distribution facility located in Moreno Valley, within the Inland Empire. Excellent access to the I-215 freeway and direct access to Southern California's freeway network system with ready access to

11 western States. Blue Chip Corporate Neighbors include Karma Automotive, Home Depot, Amazon, Deckers Outdoor, NFI, Ross, Walmart & Lowes.





1.5 miles to March Inland Port



22 miles to San Bernardino International Airport



29 miles to Ontario International Airport



19 miles to UPSP Intermodal Yard - Colton



26 miles to BNSF Intermodal Yard - San Bernardino



72 miles
to Ports of Los Angeles
and Long Beach

^{*} All distances reflected above are approximate

17783 INDIAN STREET

MORENO VALLEY, CA





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