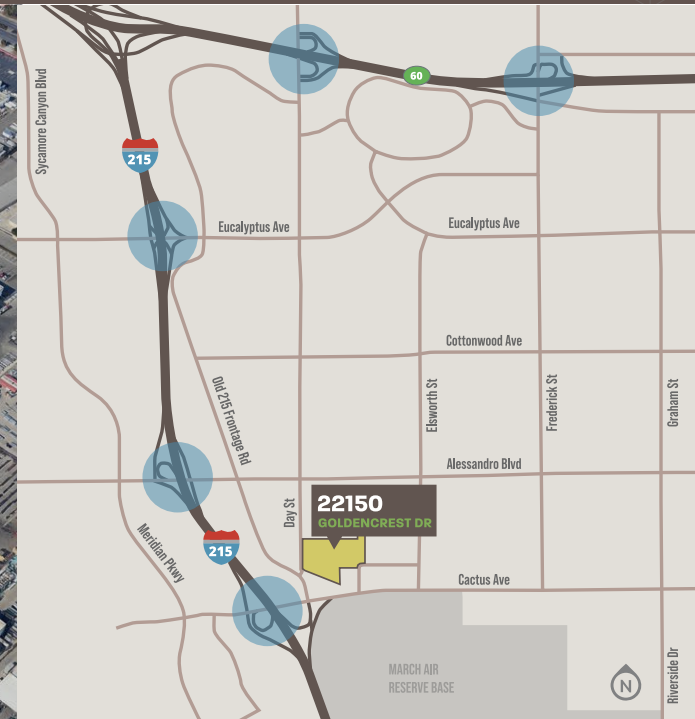


22150 GOLDENCREST DRIVE MORENO VALLEY

±613,174 SF

FOR SUBLEASE



PROPERTY FEATURES

- ▶ Free standing
- ▶ Cross dock configuration
- ▶ I-215 freeway frontage
- ▶ ±8,000 SF primary single story office with protective guardrails and secondary office
- ▶ 30' Minimum clearance height
- ▶ 4 Ground level loading ramp
- ▶ 116 Dock high loading doors
 - ▷ 45 with mechanical pit load levelers with seals, lights and shelters
 - ▷ 6 Edge of dock levelers with seals, lights and shelters
- ▶ ESFR Fire sprinkler system (K-17 @ 52 PSI)
- ▶ T5/T8 Fluorescent warehouse lighting (motion sensor)
- ▶ ±150' Fully secured truck court with motorized gate (north yard)
- ▶ ±140' - 410' Fully secured truck court with motorized gate (south yard)
- ▶ 84 Trailer parking stalls
- ▶ 282 Auto parking stalls
- ▶ 94 Battery charging stations
- ▶ Fuel tank in southerly truck court (±8,000gallons)
- ▶ Immediate access to the I-215 Freeway

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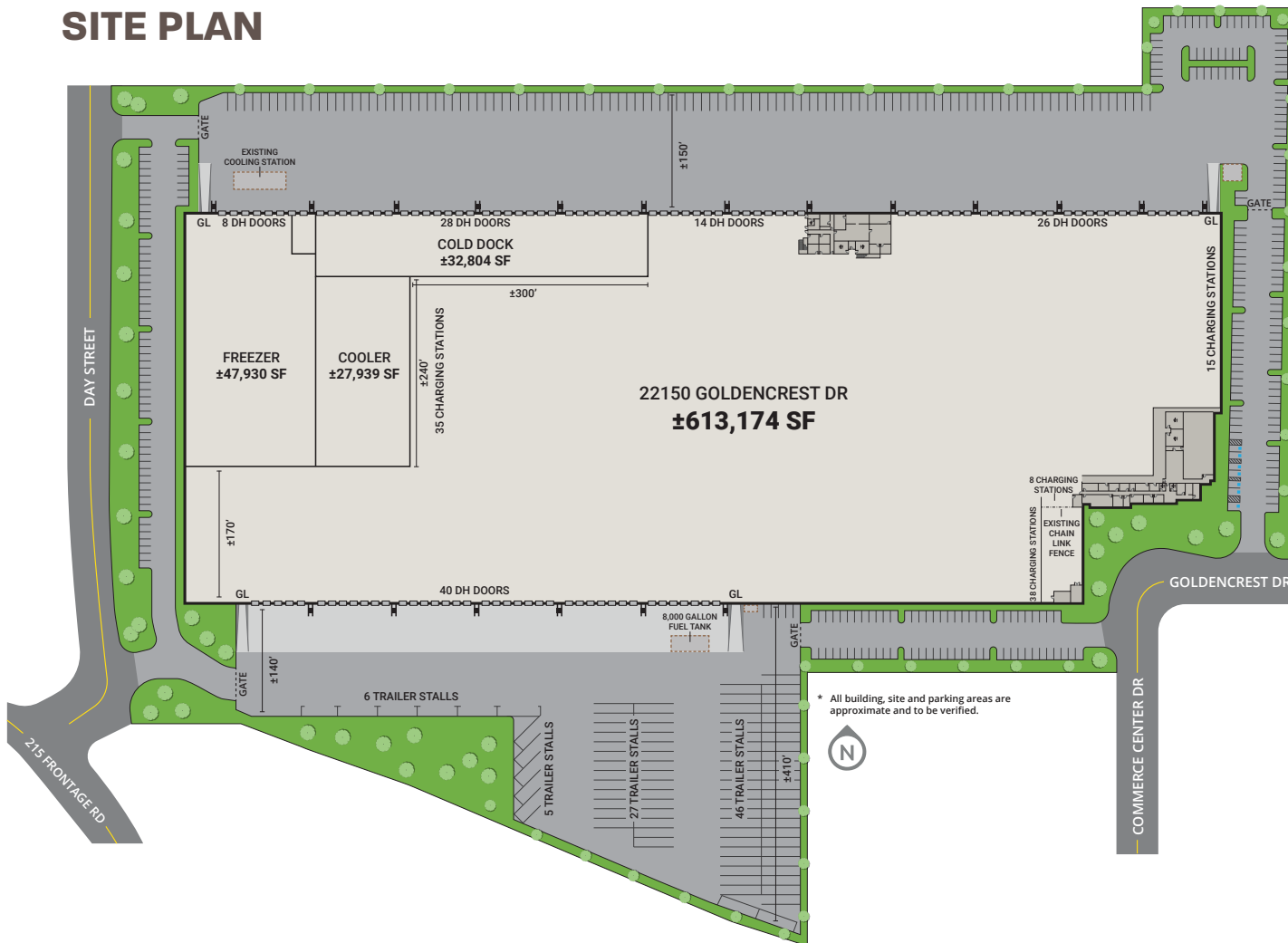
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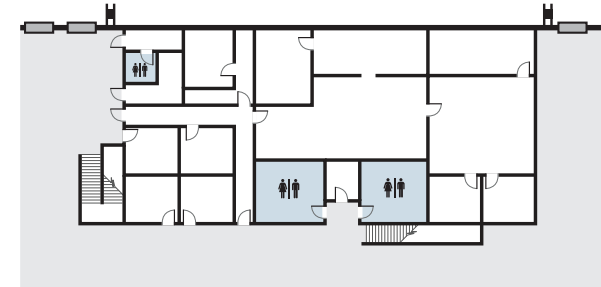
±613,174 SF

FOR SUBLEASE

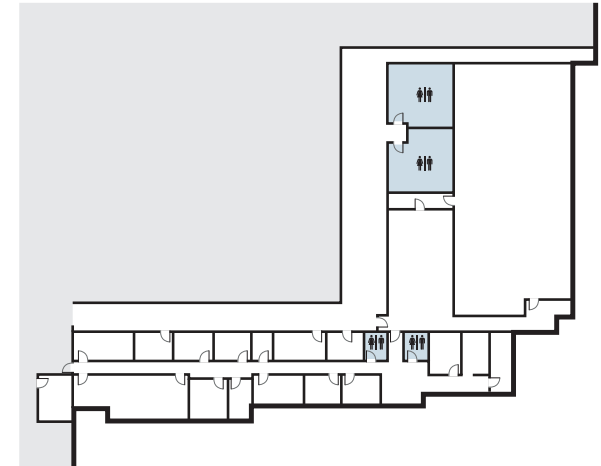
SITE PLAN



WAREHOUSE OFFICE (NORTH DOCK LINE)



MAIN OFFICE (SOUTHEAST CORNER)



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SITE PLAN WITH RACKING



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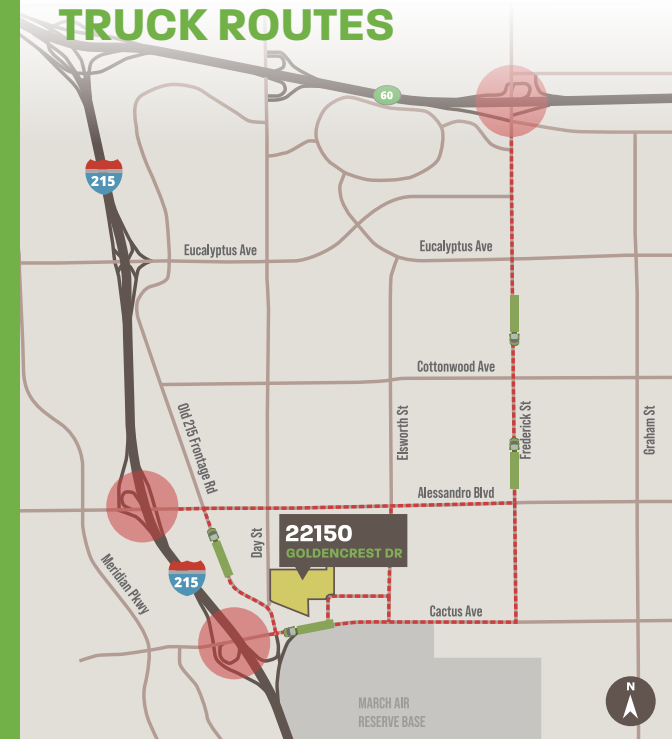
±613,174 SF

FOR SUBLEASE

LOCATION HIGHLIGHTS



TRUCK ROUTES



- 12.5 miles** ➤ FedEx Ground Hub - Rialto
- 14.7 miles** ➤ Union Pacific - Colton
- 18.5 miles** ➤ BNSF Rail Yard - San Bernardino
- 19.8 miles** ➤ San Bernardino International Airport

- 22.5 miles** ➤ FedEx Ground Hub - Ontario
- 23.3 miles** ➤ UPS Regional Air Hub - Ontario
- 23.6 miles** ➤ Ontario International Airport

- 28.2 miles** ➤ FedEx Freight - San Bernardino
- 68.6 miles** ➤ Port of LA/LB
- 73.1 miles** ➤ LAX

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