

# 22705

## NEWHOPE DR

MORENO VALLEY, CA

# ±366,698 SF

AVAILABLE FOR LEASE



## PROPERTY FEATURES

- » Freestanding Class A distribution building
- » Immediate access to I-215 & CA-60 freeways
- » ±2,095 SF single story office space
- » ±2,018 SF breakroom and restroom area on the southwest corner
- » 32' Minimum clear height
- » 49 Dock high doors (9' x 10'), all with dock shelters
  - 30 with 35,000 lb. mechanical pit load levelers
  - 18 with 35,000 lb. edge of dock load levelers
- » 2 Grade level loading ramps (12' x 14')
- » 179' Fully secured truck court
- » 100% Concrete site
- » 53 Outside of dock trailer stalls
- » 3% Skylights
- » ESFR Fire sprinklers (K-17 heads @ 52 PSI)
- » 2,500 Amps 277/480 volt, 3-phase, 4-wire power (expandable to 4,000 amps)
- » Partial power provided by 14.4 KWP Solar Panel System
- » 52' x 60' Typical column spacing
- » Warehouse lighting with motion sensors
- » 7" Concrete floor slab
- » LEED certified
- » 2 Electric vehicle charging stations



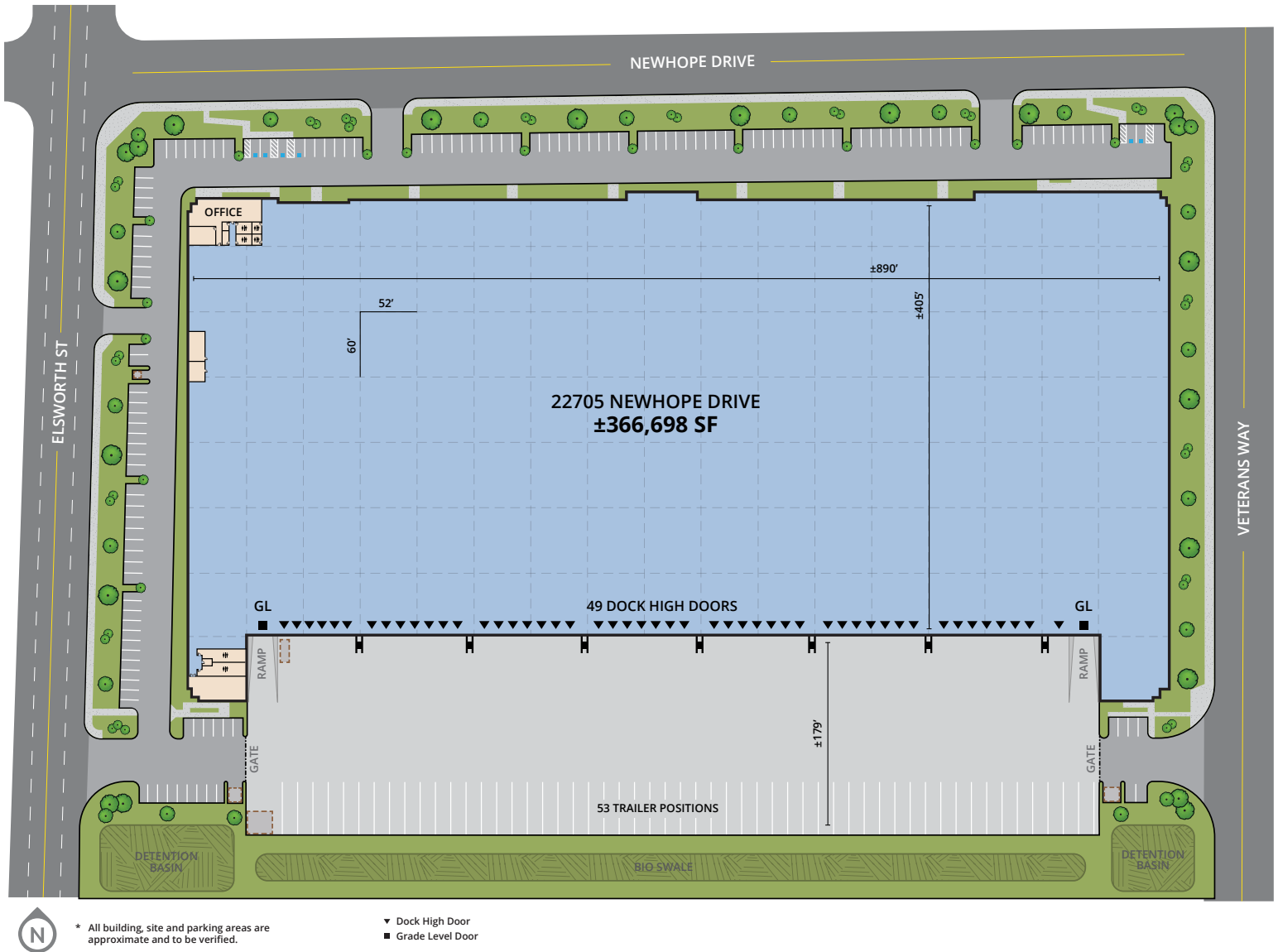
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**Ruben Goodsell**

License# 01039414

+1 909 467 6883

ruben.goodsell@jll.com

**Michael McCrary**

License# 01054055

+1 909 467 6885

mike.mccrary@jll.com

**Peter McWilliams**

License# 00973278

+1 909 467 6860

peter.mcwilliams@jll.com

**Ally Doherty**

License# 02193365

+1 949 677 5155

ally.doherty@jll.com



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### CORPORATE NEIGHBORS



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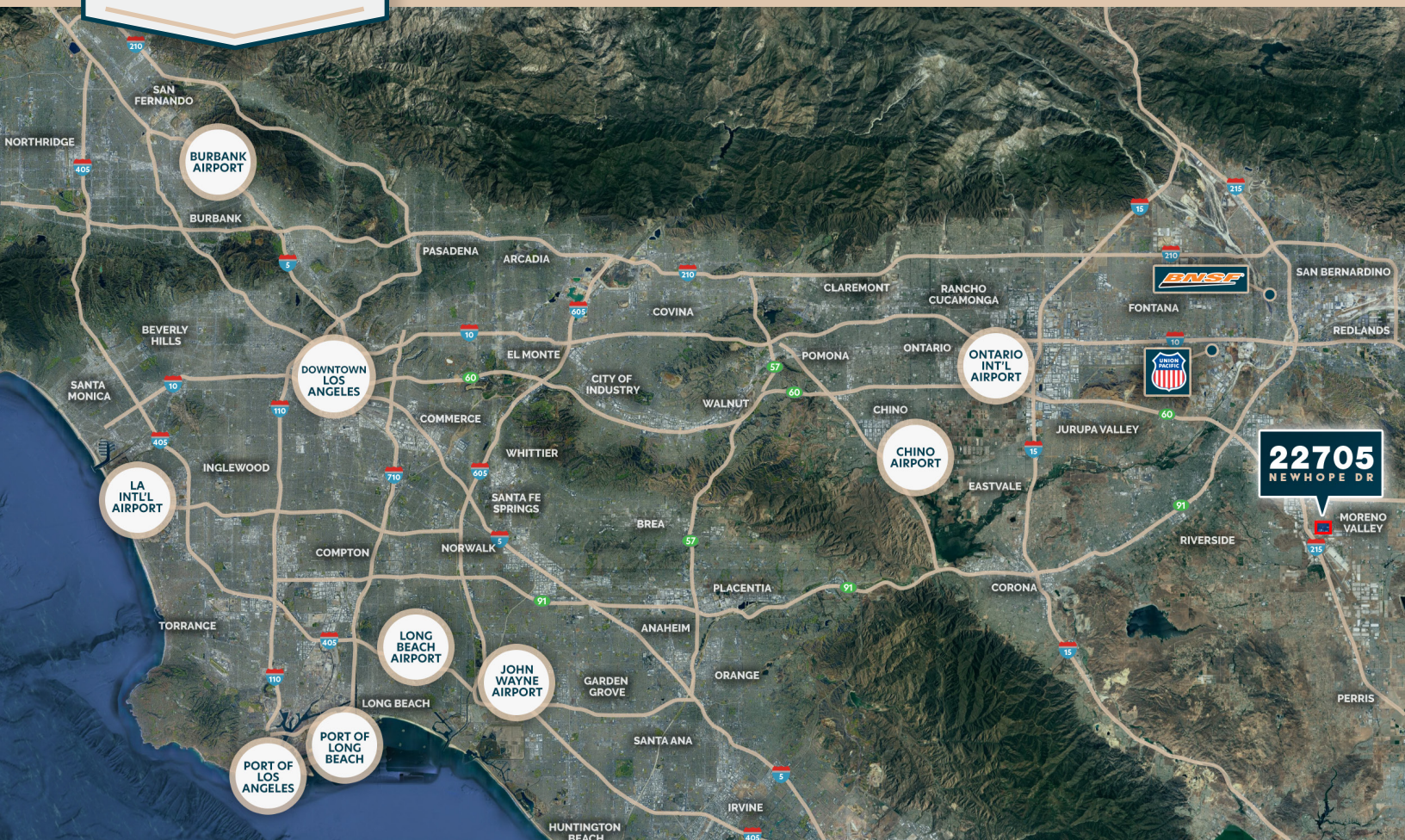
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### LOCATION HIGHLIGHTS



**15 miles**  
to Union Pacific  
Intermodal Yard



**20 miles**  
to BNSF  
Intermodal Yard



**74 miles**  
to Ports of Los Angeles and  
Long Beach



**19 miles**  
to San Bernardino  
International Airport



**25 miles**  
to Ontario  
International Airport



**75 miles**  
to Los Angeles  
International Airport

*\* All distances reflected above are approximate*



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