



INDUSTRIAL

MORENOVALLEY
CALIFORNIA
www.morenovalleybusiness.com

ACCELERATING OPPORTUNITIES

STRATEGIC LOCATION & CONVENIENT ACCESS

Centrally located in Southern California at the junction of SR-60 and I-215 - two major transportation corridors. More than 53.7 million trips per year along SR-60, with swift access to Los Angeles, Orange County, San Diego, Northern California, Arizona, and Nevada.

PRO-BUSINESS PHILOSOPHY

Pro-business environment and concierge business service, able to fast track development and unparalleled plan check turn around. Boasts City owned electric utility and top in industry for reliability.

HOT MORENO VALLEY MARKET

Highly skilled and motivated workforce in a City with a population over 207,000 and nearly 2.5 million within a 20 mile radius. Future development includes the World Logistics Center (WLC) – largest industrial logistics business park in California history (40.6 million SF).

ATTRACTIVE INCENTIVES

Electrical rate discount for qualifying businesses - Foreign Trade Zone designation | Time & Materials program | Workforce Recruitment and Training subsidy

2nd
largest city in
Riverside County

21st
largest city in
CALIFORNIA

51.3 square
MILES

5.76%
annual growth
RATE

207,675
Moreno Valley
Population 2016

20-mile
radius population
2,302,607

Median
AGE: **30.8**

Inland Empire
ONE OF THE FASTEST GROWING REGIONS
IN THE US

Home to numerous
Fortune 500
AND INTERNATIONAL COMPANIES

4500
businesses
STRONG



TRANSPORTATION
**SERVED
BY**

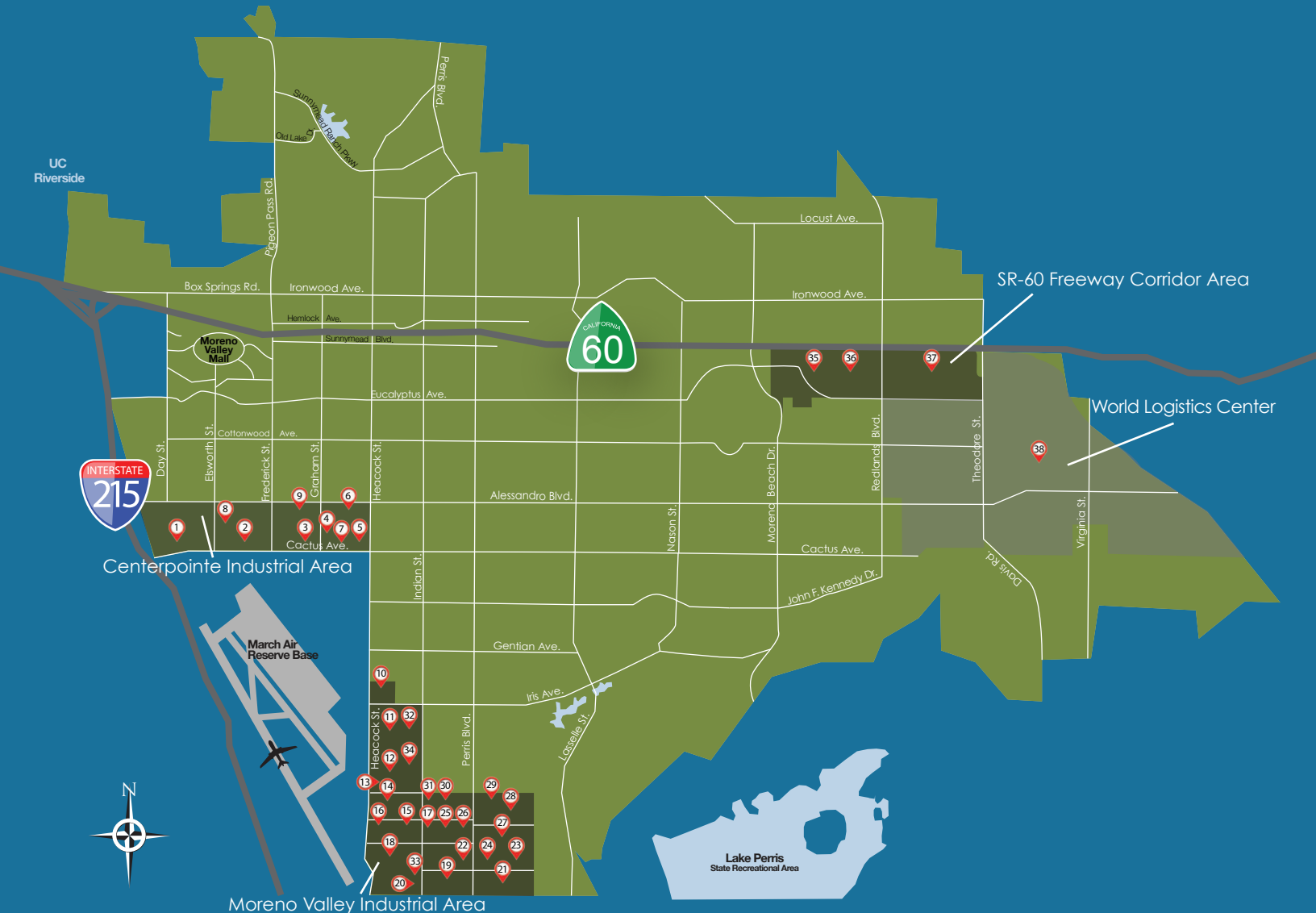
CALIFORNIA STATE ROUTE 60 | INTERSTATE 215
METROLINK
MARCH INLAND PORT AIRPORT - CHARTER & CARGO FLIGHTS
INTERNATIONAL FLIGHTS FROM ONTARIO AIRPORT



MORENO VALLEY

CALIFORNIA

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INDUSTRIAL PROPERTIES

CENTERPOINT INDUSTRIAL AREA

- 1 United Natural Foods, Inc.
- 2 Federal-Mogul
- 3 Harbor Freight Tools
- 4 Frazee Paint
- 5 U.S. Post Office Distribution Center
- 6 ResMed
- 7 Serta Simmons Bedding
- 8 Veterans Way Logistics Center
- 9 Centerpoint Business Park

MORENO VALLEY INDUSTRIAL AREA

- 10 Moreno Valley Industrial Park
- 11 Floor & Decor
- 12 Lowe's Home Improvement

- 13 Cardinal Glass
- 14 Amazon
- 15 Amazon
- 16 IDS - Phase II
- 17 Modular Metal Fabricator
- 18 First Nandina Logistics
- 19 Deckers Outdoor
- 20 First Industrial
- 21 Ross Dress For Less
- 22 Harman Kardou/Fisher & Paykel
- 23 Philips Electronics
- 24 Masonite International
- 25 Harbor Freight Tools
- 26 First Inland Logistics - Phase II

- 27 Walgreens
- 28 Modular Logistics Center
- 29 Karma Automotive
- 30 Minka Lighting
- 31 O'Reilly Automotive
- 32 Procter & Gamble
- 33 Vogel Properties
- 34 Prologis

SR-60 FREEWAY CORRIDOR AREA

- 35 Prologis Eucalyptus Industrial
- 36 Aldi Foods, Inc.
- 37 Skechers USA

WORLD LOGISTICS CENTER

- 38 World Logistics Center