

PLANNED BUILDING AVAILABLE>

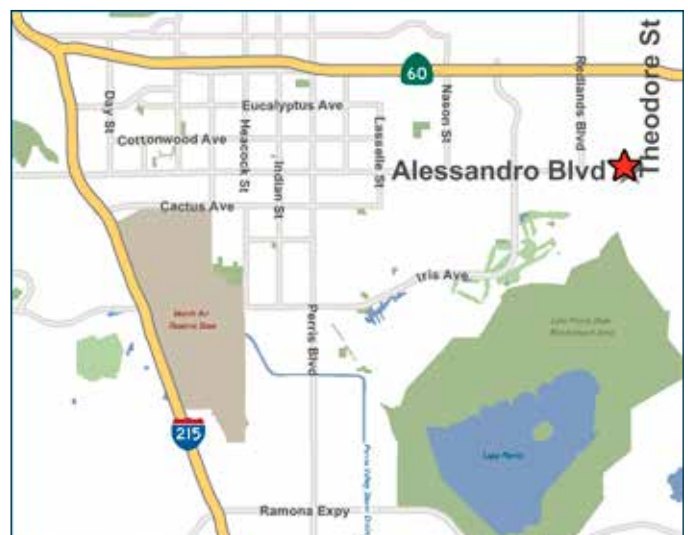
+/- 806,880 SF in Moreno Valley, CA

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## PROPERTY FEATURES>

- > 806,880 SF Planned Industrial Warehouse
- > Office Space to Suit
- > Within Approved 40.6 MSF World Logistics Center
- > ESFR Fire Sprinkler System
- > 112 Dock High Doors & 4 Grade Level Doors
- > 36' Warehouse Clearance
- > Lower Electricity Rates through Moreno Valley Utilities
- > 2 Secured Concrete Truck Court with 218 Trailer Stalls
- > Easy Freeway Access via I-60, Near I-215 Corridor
- > Local Area home to many Fortune 500 Tenants, including: Aldi, Skechers, Amazon, Deckers, Home Depot, Ross Stores



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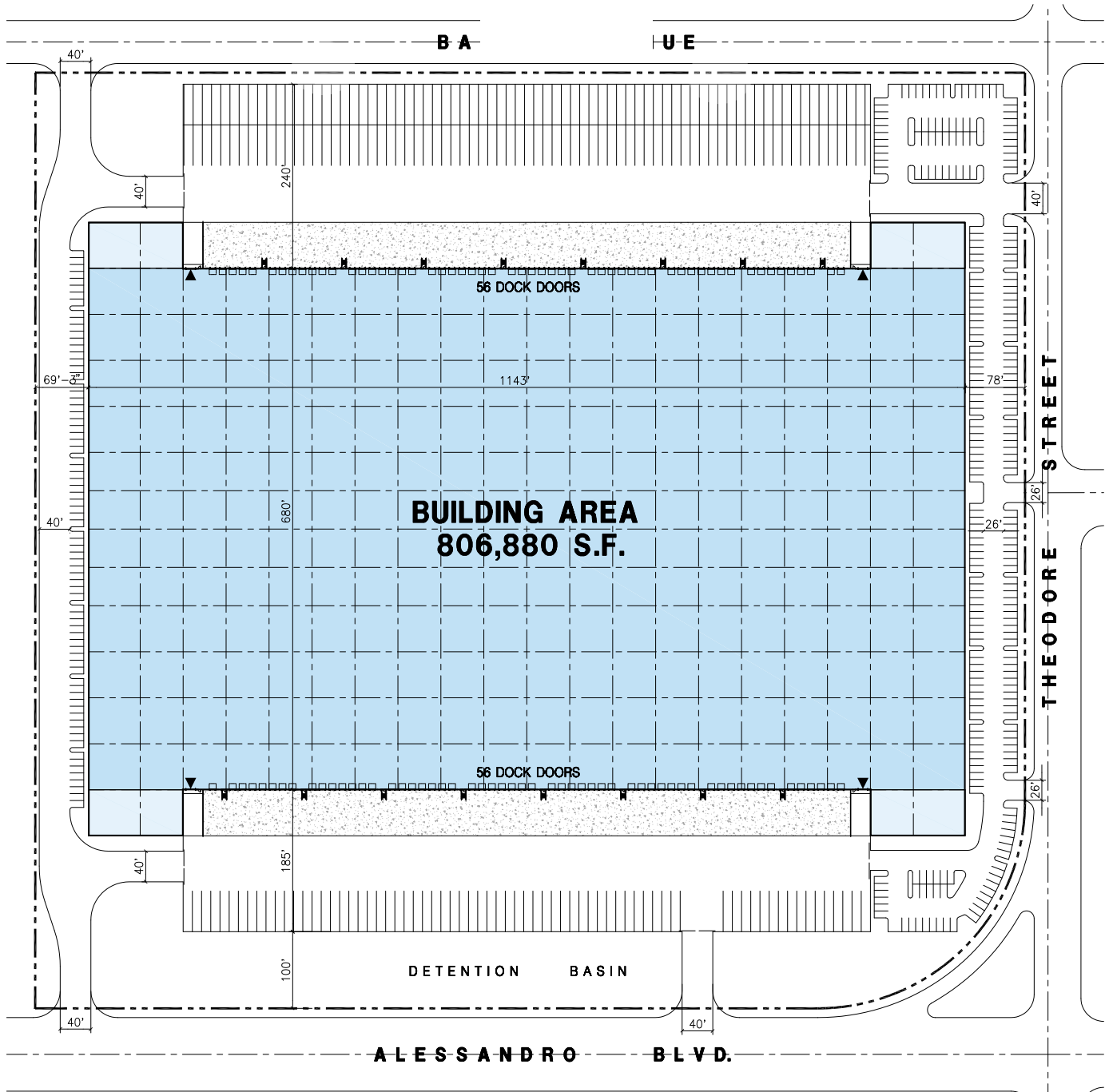
PLANNED BUILDING AVAILABLE>

+/- **806,880 SF** in **Moreno Valley, CA**



ALESSANDRO BLVD. AND THEODORE STREET

**World Commerce Center**



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+/- 806,880 SF in Moreno Valley, CA



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9 MILES FROM  
215/ 60 Fwy Interchange

- |                             |                                   |
|-----------------------------|-----------------------------------|
| 1 Big 5 Sporting Goods      | 24 O'Reilly Auto                  |
| 2 Coupang and Flexsteel     | 25 Minka Lighting                 |
| 3 Summer Infant             | 26 Karma Automotive               |
| 4 PPG Industries            | 27 Amazon.com                     |
| 5 Kroger                    | 28 Harbor Freight Tools           |
| 6 Ozzburn-Hessey Logistics  | 29 iHerb.com                      |
| 7 Ross Stores               | 30 Walgreens                      |
| 8 Pepsi Bottling            | 31 Harman Kardon/ Fisher & Paykel |
| 9 Hayneedle.com             | 32 Philips Lighting               |
| 10 Smart & Final            | 33 DSC Logistics                  |
| 11 World Kitchen            | 34 Deckers Outdoor Corp           |
| 12 ALDI US                  | 35 Ross Stores                    |
| 13 Sketchers                | 36 National Retail Transportation |
| 14 UNFI                     | 37 Discount Tire                  |
| 15 Federal-Mogul Corp       | 38 Home Depot                     |
| 16 Harbor Freight Tools     | 39 Home Depot                     |
| 17 Serta Bedding            | 40 General Mills                  |
| 18 McLane Food Service, Inc | 41 Ross Stores                    |
| 19 Kia Motors America, Inc  | 42 Lowes Home Improvement         |
| 20 Sysco                    | 43 FP Stores, Inc.                |
| 21 Procter & Gamble         | 44 Hanesbrands, Inc.              |
| 22 Lowes Home Improvement   | 45 Whirlpool Corp                 |
| 23 Amazon.com               | 46 Ross Stores                    |
|                             | 47 Wayfair, Inc                   |



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