

ALESSANDRO INDUSTRIAL CENTER

Alessandro Blvd and Brodiaea Ave

Moreno Valley, California

FOR SALE - 6 BUILDINGS FROM ±23,000 TO 50,000 SF

FOR LEASE - DIVISIBLE UNITS FROM ±8,424 SF TO 50,000 SF



For Further Information, Please Contact:

DEAN WASHLE

909.974.4027 dwashle@ngkf.com CA RE License #01396224



**Newmark
Knight Frank**

3281 East Guasti Road, Suite 600 | Ontario, CA 91761 | Corporate CA RE #01355491 | www.ngkf.com

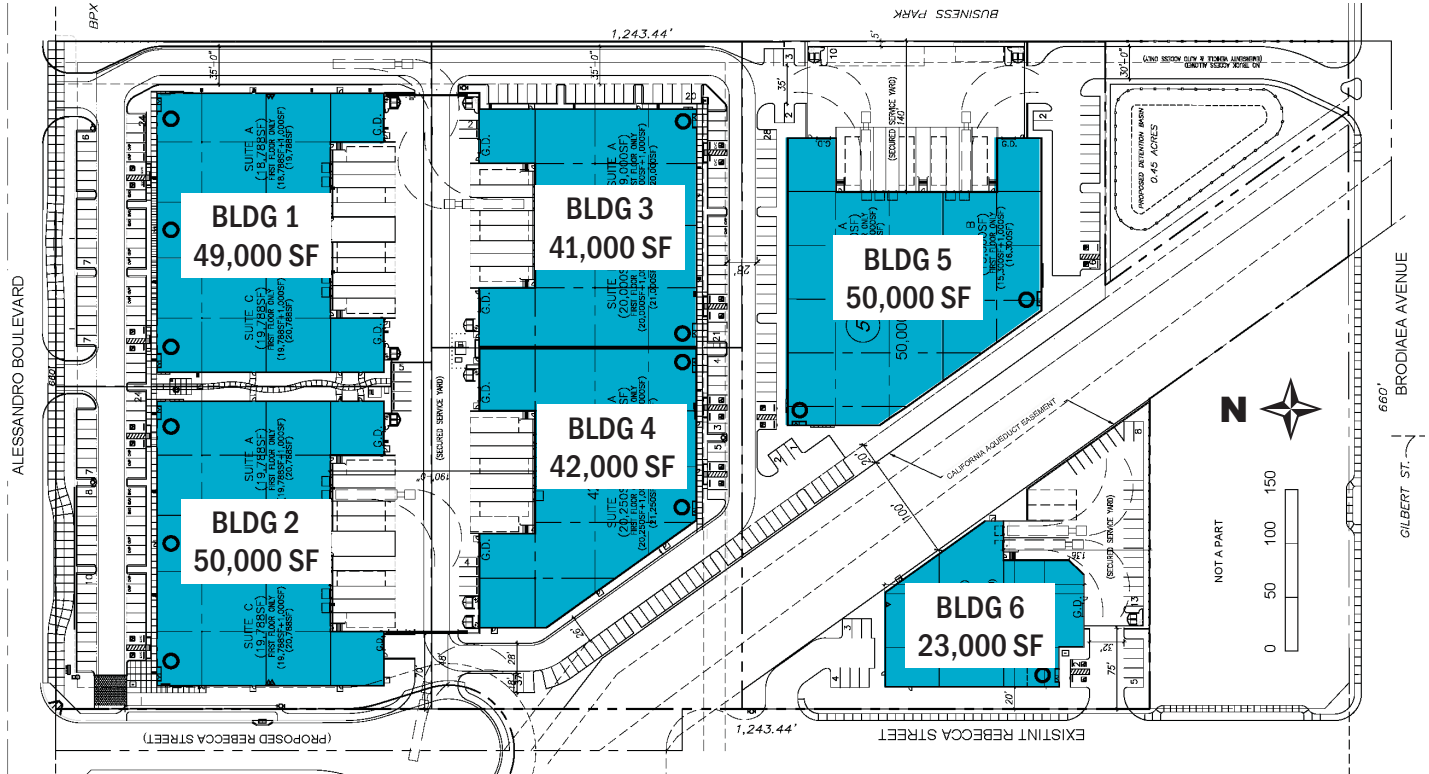
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Moreno Valley, California

FOR SALE - 6 BUILDINGS FROM ±23,000 TO 50,000 SF



BLDG #	1	2	3	4	5	6
Total Bldg SF	49,000	50,000	41,000	42,000	50,000	23,000
1st Floor Office (SF)	3,000	3,000	2,000	2,000	2,000	1,000
2nd Floor Office (SF)	2,000	2,000	2,000	2,000	2,000	1,000
Land (Acres)	2.56	2.42	1.89	1.93	2.80	1.33
DH Doors	5	5	4	4	5	2
GL Doors	3	3	2	2	2	1
Clear Height	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Sprinklers	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR
Power (Amps)	1600	1600	1600	1600	1600	800
Car Parking	51	51	47	57	62	35
Trailer Parking	5	5	4	4	4	2
Secured Yard	Yes	Yes	Yes	Yes	Yes	Yes
Shared Yard	Yes	Yes	Yes	Yes	No	No
Multi-tenant, Units	Yes, up to 3	Yes, up to 3	Yes, 2	Yes, 2	Yes, 2	No

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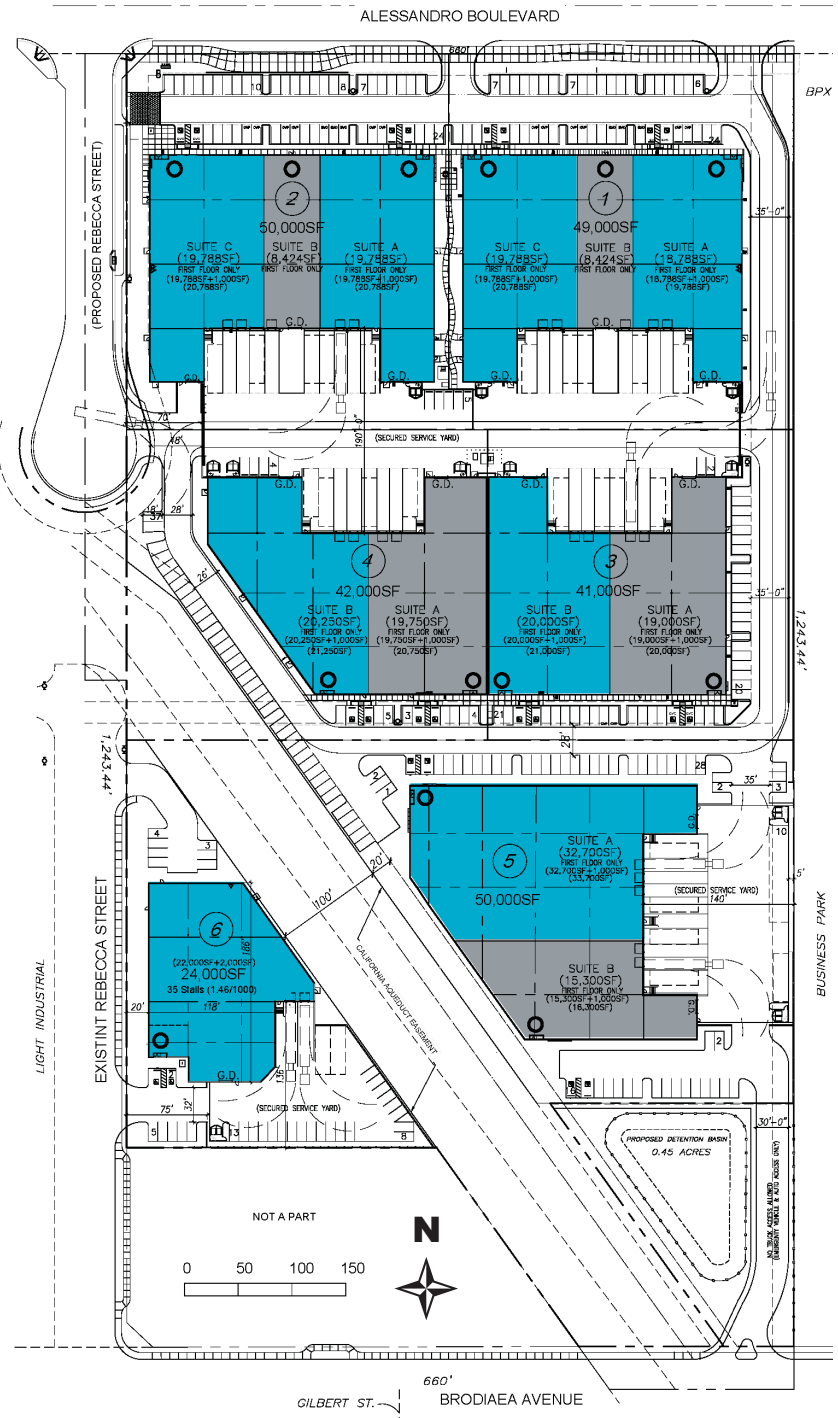
Moreno Valley, California

FOR LEASE - DIVISIBLE UNITS FROM ±8,424 SF TO 50,000 SF

BLDG 1	Suite A	Suite B	Suite C
Total SF	20,788	8,424 *	20,788
Office (SF)	2,000	1,000	2,000
DH Doors	2	1	2
GL Doors	1	1	1
Power/Amps	600	400	600
BLDG 2	Suite A	Suite B	Suite C
Total SF	20,788	8,424 *	20,788
Office (SF)	2,000	1,000	2,000
DH Doors	2	1	2
GL Doors	1	1	1
Power/Amps	600	400	600
BLDG 3	Suite A	Suite B	
Total SF	20,000	21,000	
Office (SF)	2,000	2,000	
DH Doors	2	2	
GL Doors	1	1	
Power/Amps	800	800	
BLDG 4	Suite A	Suite B	
Total SF	20,750	21,250	
Office (SF)	2,000	2,000	
DH Doors	2	2	
GL Doors	1	1	
Power/Amps	800	800	
BLDG 5	Suite A	Suite B	
Total SF	33,700	16,300	
Office (SF)	2,000	2,000	
DH Doors	2	1	
GL Doors	1	1	
Power/Amps	800	800	
BLDG 6			
Total SF	23,000		
Office (SF)	1,000		
DH Doors	3		
GL Doors	1		
Power/Amps	800		

* Total SF includes finished 2nd floor office space. Suite of Bldgs 1 & 2 v 1st floor offices

* Total SF includes finished 2nd floor office space. Suite B of Bldgs 1 & 2 with 1st floor offices only.



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