

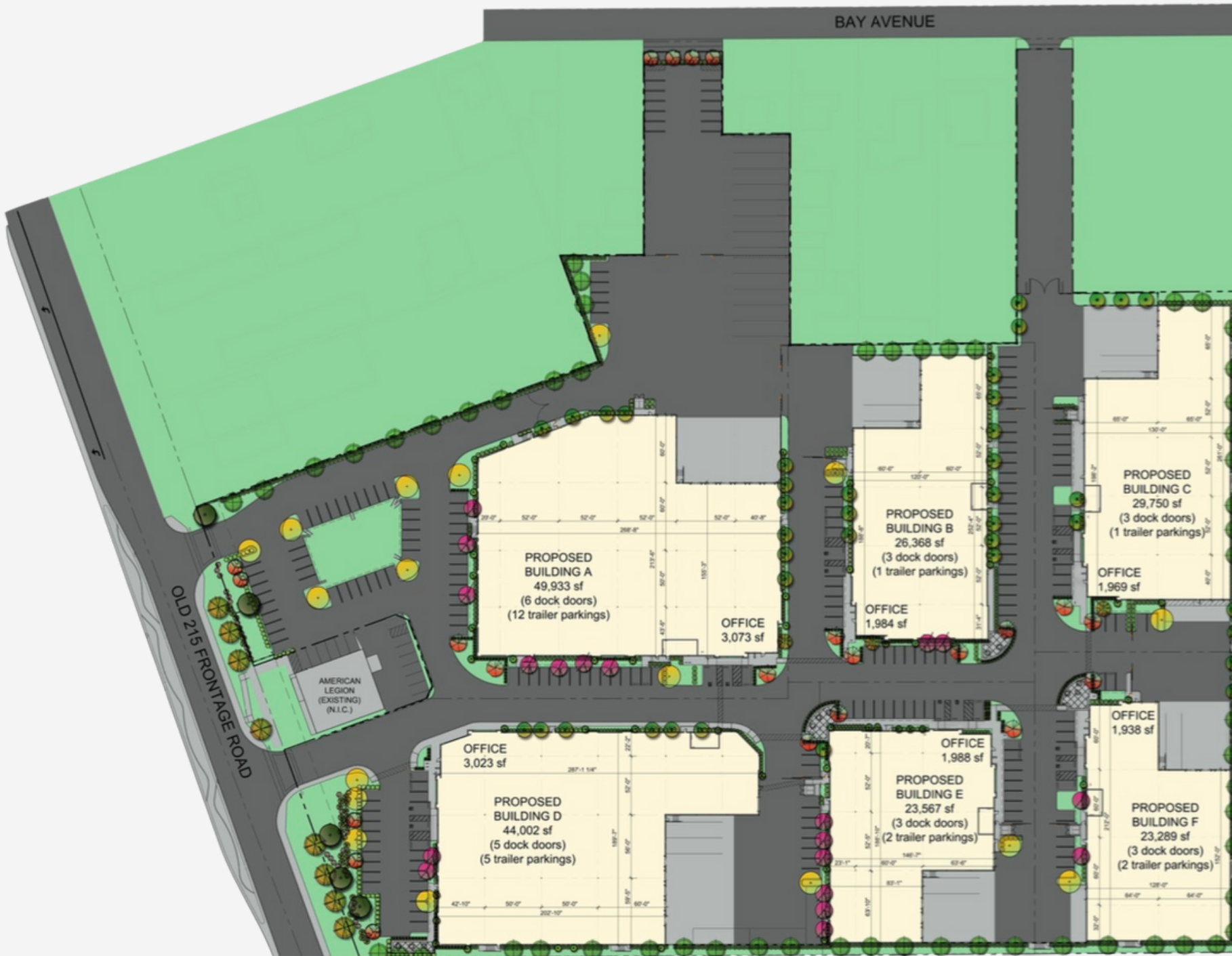
OLD 215 FRONTAGE AND ALESSANDRO BLVD.

Moreno Valley, CA

6 Building Business Park totaling 196,909 SF
For Sale or Lease



SITE PLAN



BUILDING A



• 49,933 SF OF WAREHOUSE

• 30' CLEAR HEIGHT

• 3,000 SF OFFICE*

• 6 DOCK HIGH DOORS

• 1 GROUND LEVEL DOOR

• 6 TRAILER PARKING STALLS

• 49 CAR PARKING STALLS

• SECURED YARD

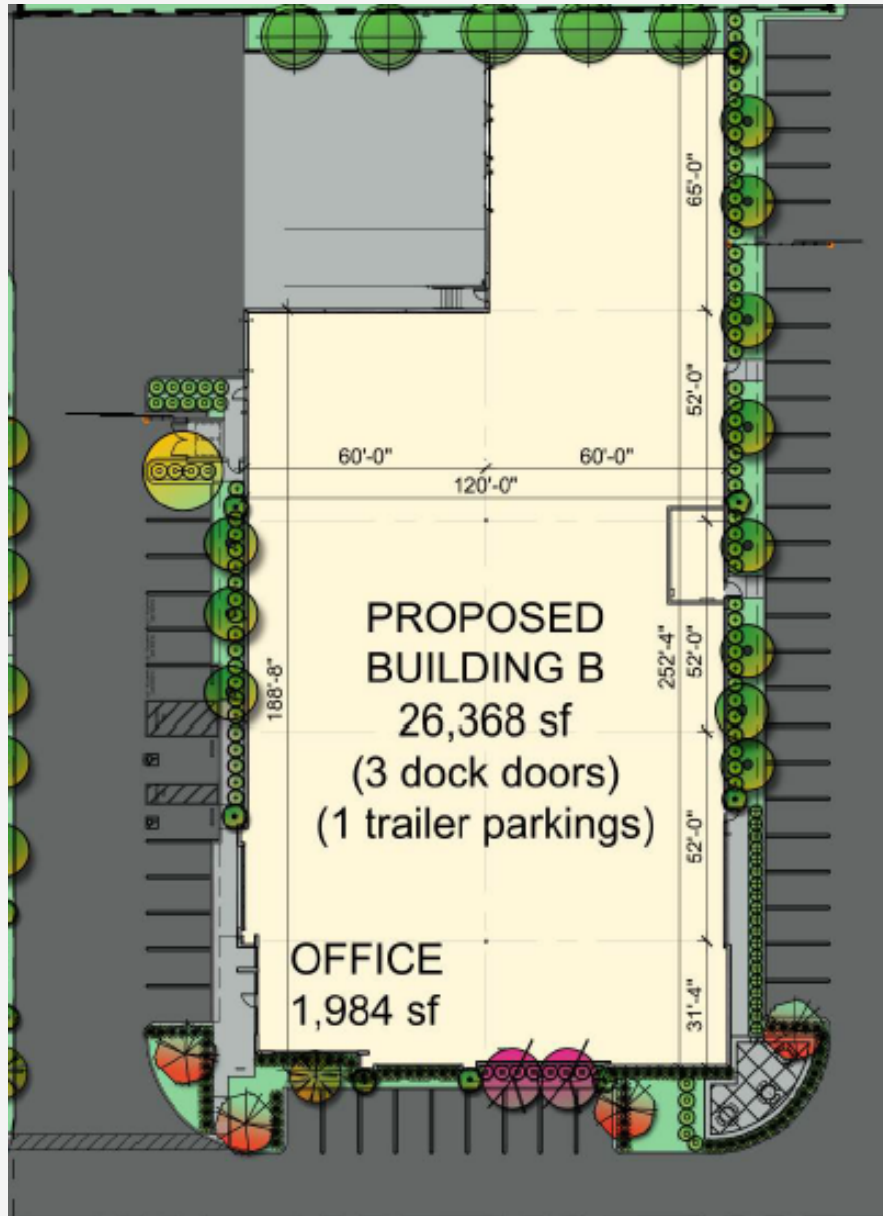
• 130 FT TRUCK COURT

• ESFR K-25

• 800 AMPS OF POWER

*2,000 SF GROUND FLOOR AND 1,000 SF MEZZANINE

BUILDING B



• 26,368 SF OF WAREHOUSE

• 30' CLEAR HEIGHT

• 2,000 SF OFFICE*

• 3 DOCK HIGH DOORS

• 1 GROUND LEVEL DOOR

• 3 TRAILER PARKING STALLS

• 32 CAR PARKING STALLS

• PRIVATE AND SECURED YARD

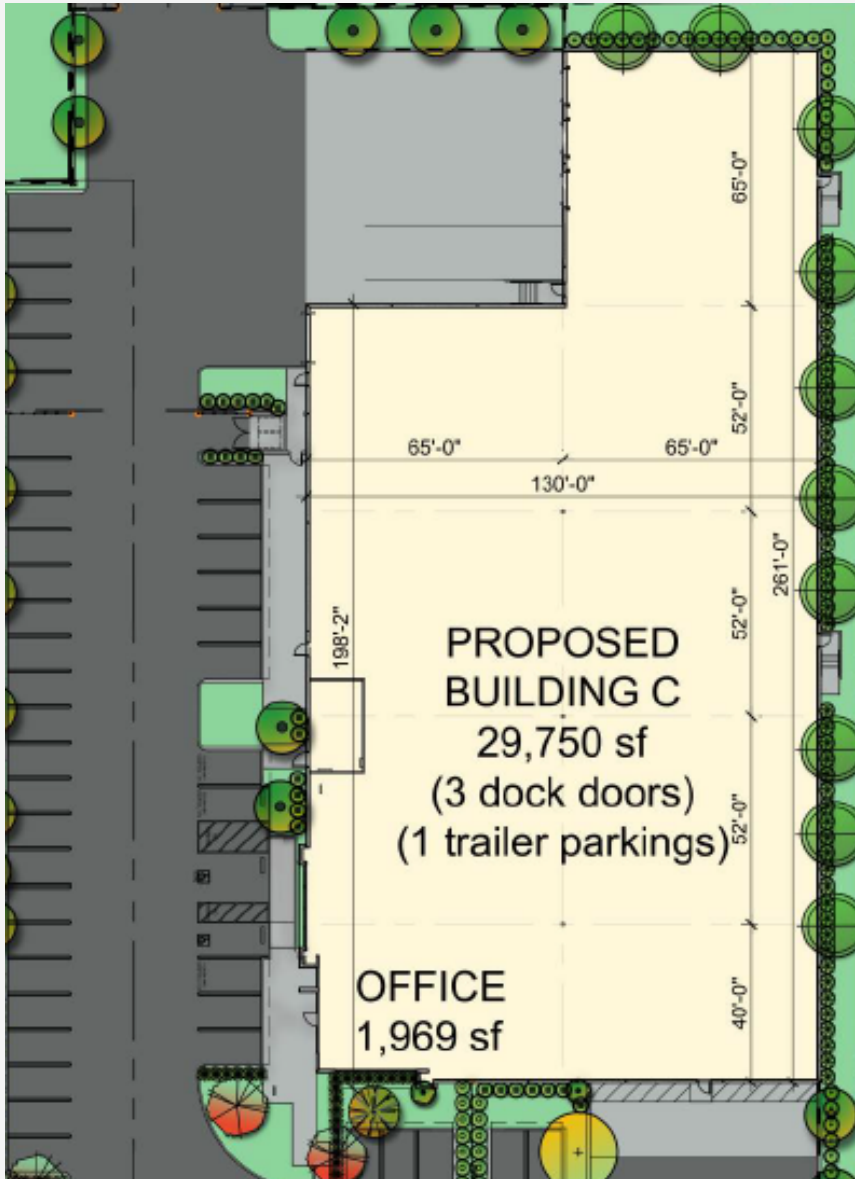
• 123 FT TRUCK COURT

• ESFR K-25

• 800 AMPS OF POWER

*POSSIBLE EXPANSION, ADDITIONAL 1,000 SF MEZZANINE

BUILDING C



• 29,750 SF OF WAREHOUSE

• 30' CLEAR HEIGHT

• 2,000 SF OFFICE*

• 3 DOCK HIGH DOORS

• 1 GROUND LEVEL DOOR

• 3 TRAILER PARKING STALLS

• 34 CAR PARKING STALLS

• PRIVATE AND SECURED YARD

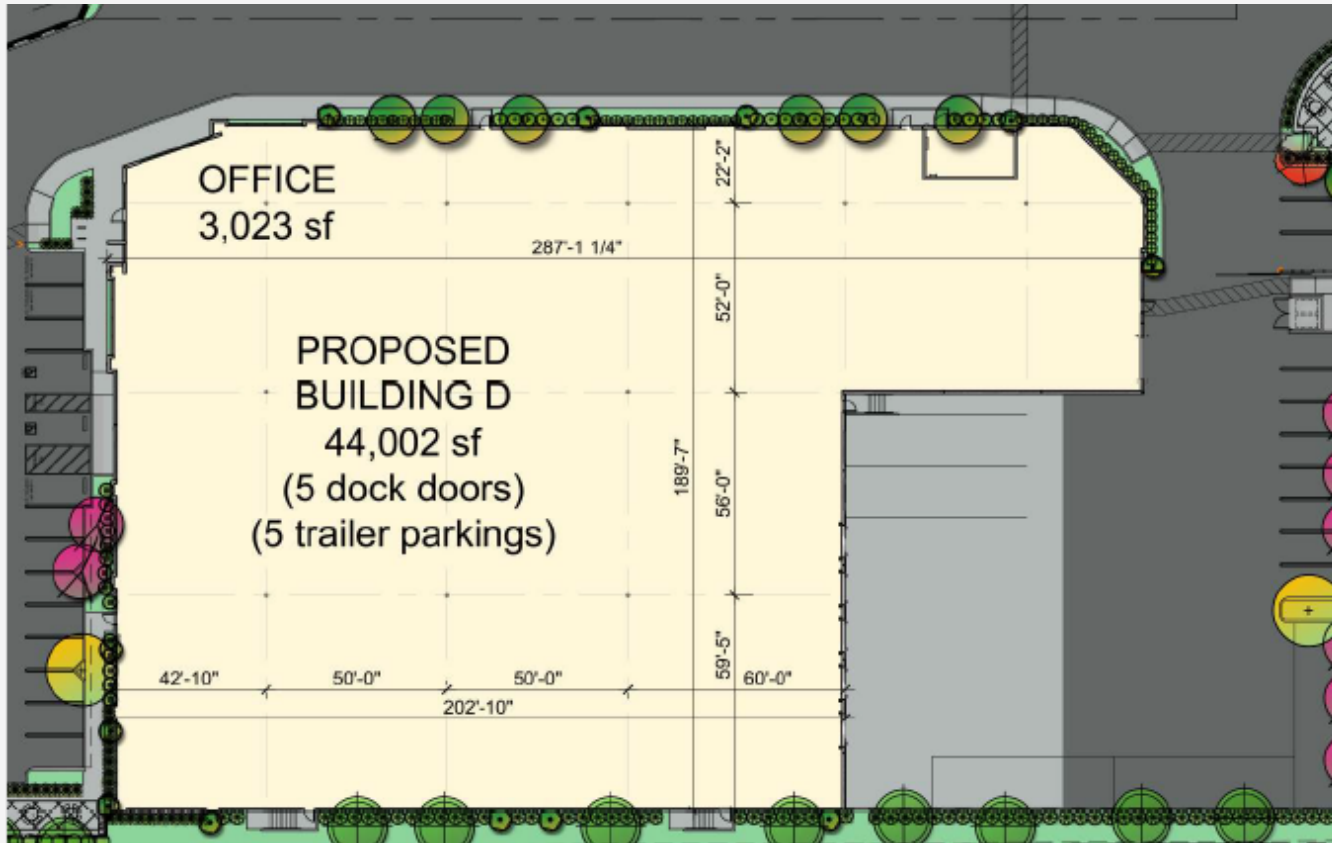
• 120 FT TRUCK COURT

• ESR K-25

• 800 AMPS OF POWER

*POSSIBLE EXPANSION, ADDITIONAL 1,000 SF MEZZANINE

BUILDING D



- 44,002 SF OF WAREHOUSE
- 30' CLEAR HEIGHT
- 3,000 SF OFFICE*
- 5 DOCK HIGH DOORS
- 1 GROUND LEVEL DOOR
- 5 PRIVATE TRAILER PARKING STALLS
- 47 CAR PARKING STALLS
- PRIVATE AND SECURED YARD
- 124 FT TRUCK COURT
- ESRF K-25
- 800 AMPS OF POWER

*2,000 SF GROUND FLOOR AND 1,000 SF MEZZANINE

BUILDING E



• 23,567 SF OF WAREHOUSE

• 30' CLEAR HEIGHT

• 2,000 SF OFFICE*

• 3 DOCK HIGH DOORS

• 1 GROUND LEVEL DOOR

• 3 TRAILER PARKING STALLS

• 31 CAR PARKING STALLS

• PRIVATE AND SECURED YARD

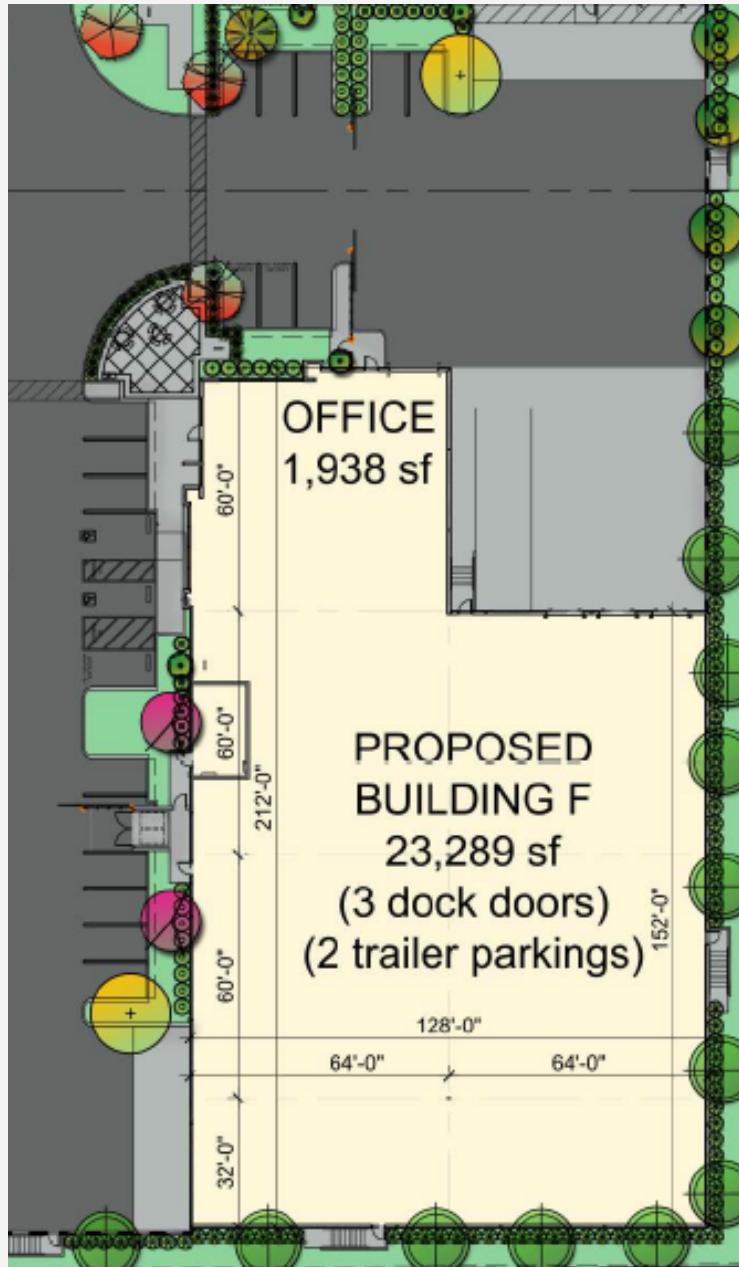
• 130 FT TRUCK COURT

• ESFR K-25

• 800 AMPS OF POWER

*POSSIBLE EXPANSION, ADDITIONAL 1,000 SF MEZZANINE

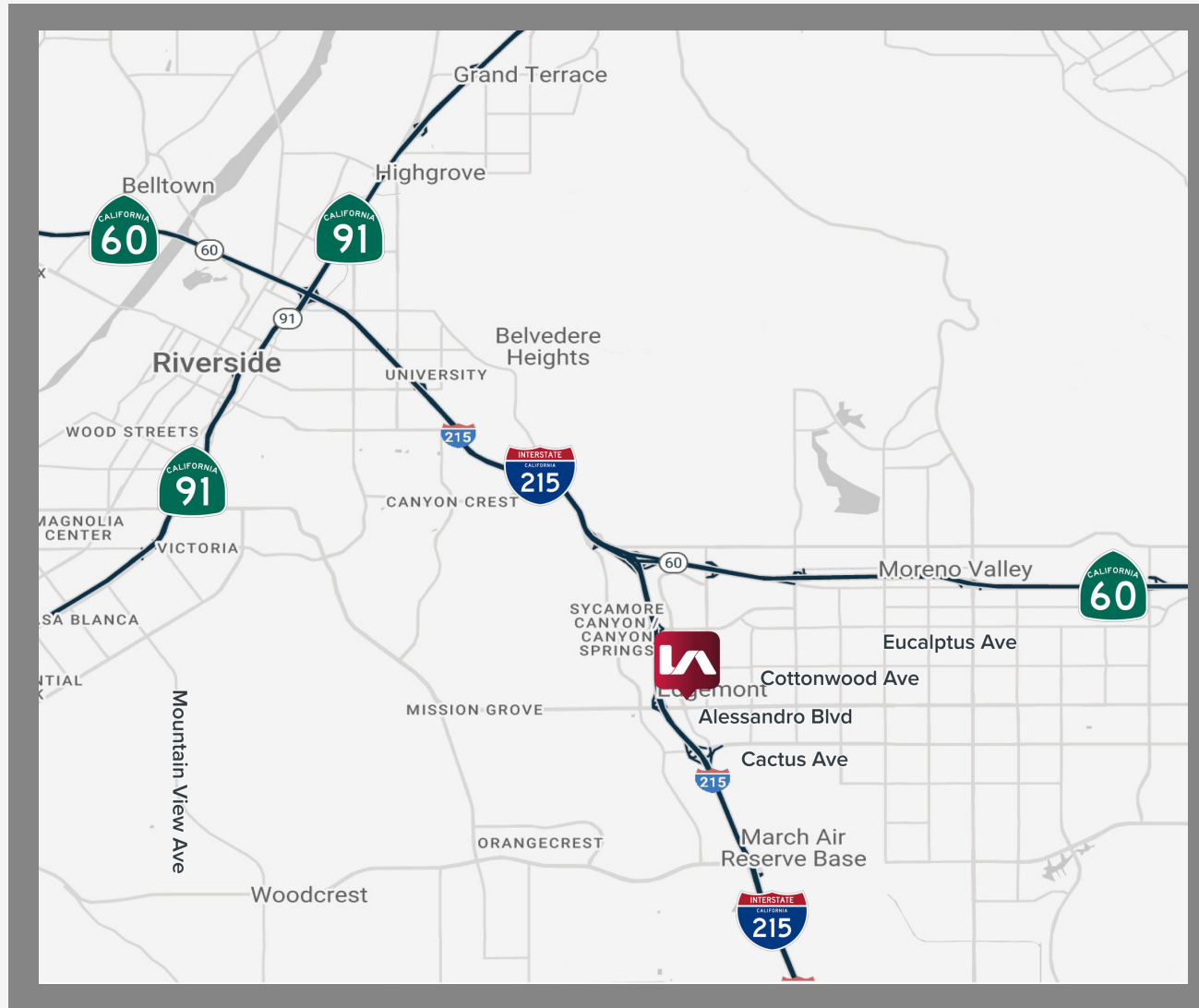
BUILDING F



- 21,542 SF OF WAREHOUSE
- 30' CLEAR HEIGHT
- 2,000 SF OFFICE*
- 3 DOCK HIGH DOORS
- 1 GROUND LEVEL DOOR
- 3 TRAILER PARKING STALLS
- 31 CAR PARKING STALLS
- PRIVATE AND SECURED YARD
- 130 FT TRUCK COURT
- ESFR K-25
- 800 AMPS OF POWER

*POSSIBLE EXPANSION, ADDITIONAL 1,000 SF MEZZANINE

LOCATION MAP



23 MILES

**ONTARIO INT'L
AIRPORT**

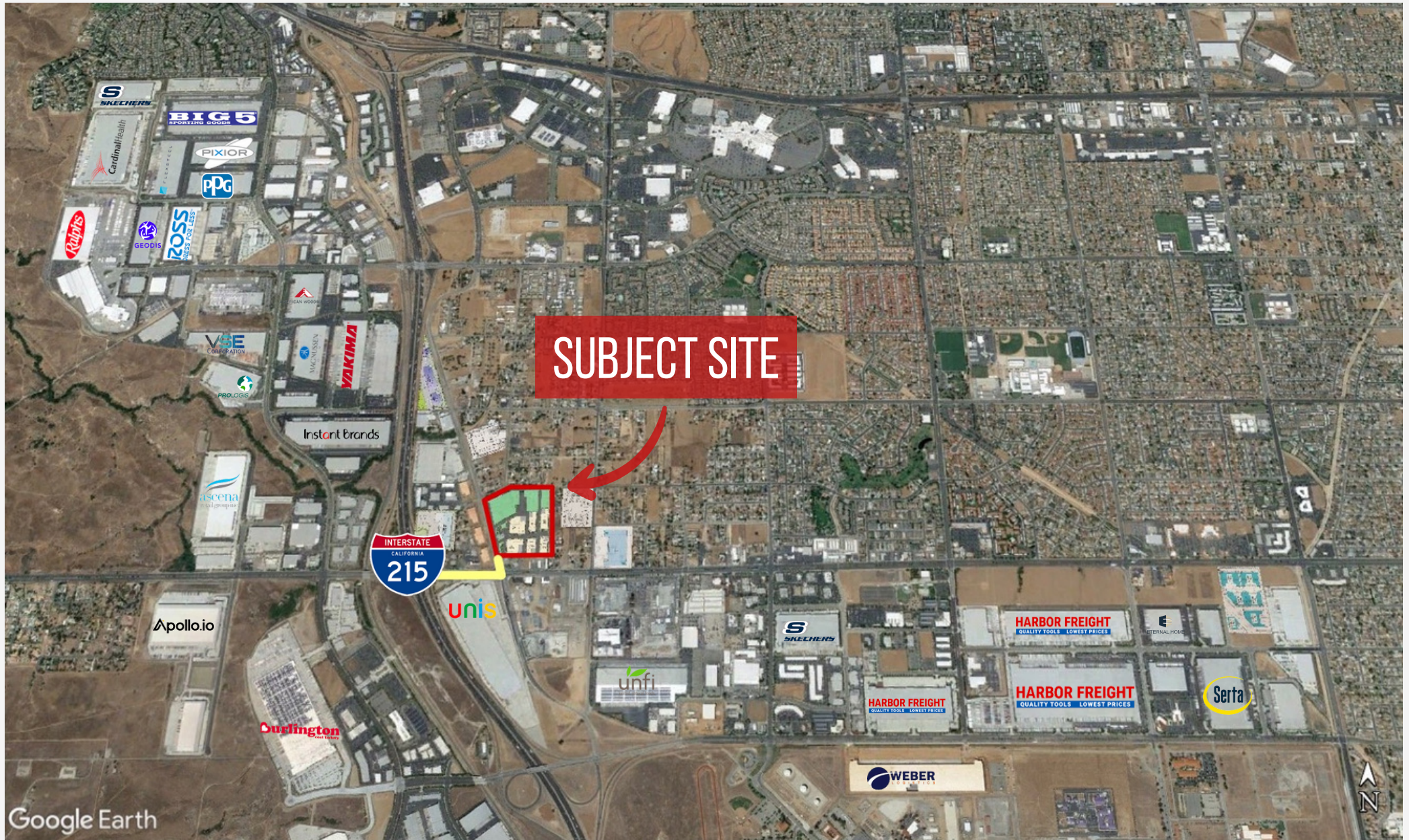
20 MILES

**SAN BERNARDINO INT'L
AIRPORT**

69 MILES

**PORTS OF LONG
BEACH/LA**

TENANT MAP



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 **PHELAN**
DEVELOPMENT