

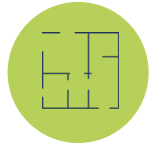
**±366,698 SF
FOR SUBLEASE**

22705 NEWHOPE DRIVE | MORENO VALLEY, CA

CBRE

Building Features

±366,698 SF FOR SUBLEASE



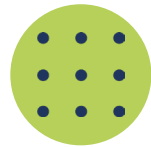
±2,095 SF of office space on NWC
±2,018 SF of break-room, restrooms &
janitor room on SWC



2,500 Amps, 277/480 Volt, 3-Phase, 4-Wire



ESFR sprinkler system (K-17 heads)



52' x 60' typical column spacing



Warehouse lighting with motion sensors



±179' secured truck court



52 additional trailer parking stalls
(100 total positions)

30'-32'

CLEAR HEIGHT

48

DOCK HIGH DOORS
18 WITH EDGE OF DOCKS
47 WITH DOCK SEALS
30 WITH 35,000 LB
MECHANICAL LEVELERS

2

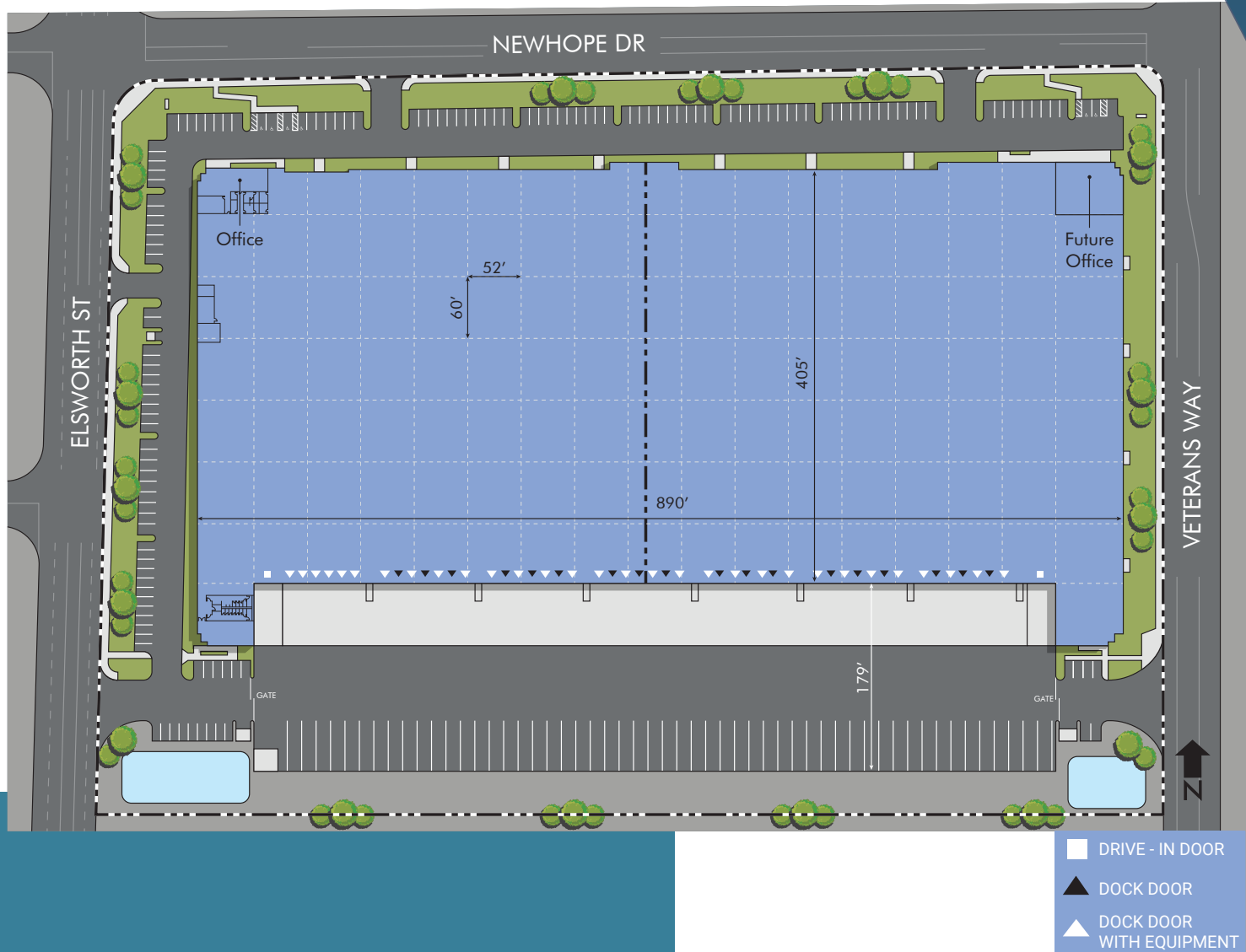
GRADE LEVEL DOORS

POTENTIAL

RACKING AVAILABLE

Site Plan

±366,698 SF FOR SUBLEASE



Locator Map

±366,698 SF FOR SUBLEASE

**FOR MORE
INFORMATION
PLEASE CONTACT:**

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