



CLARION PARTNERS

For Lease



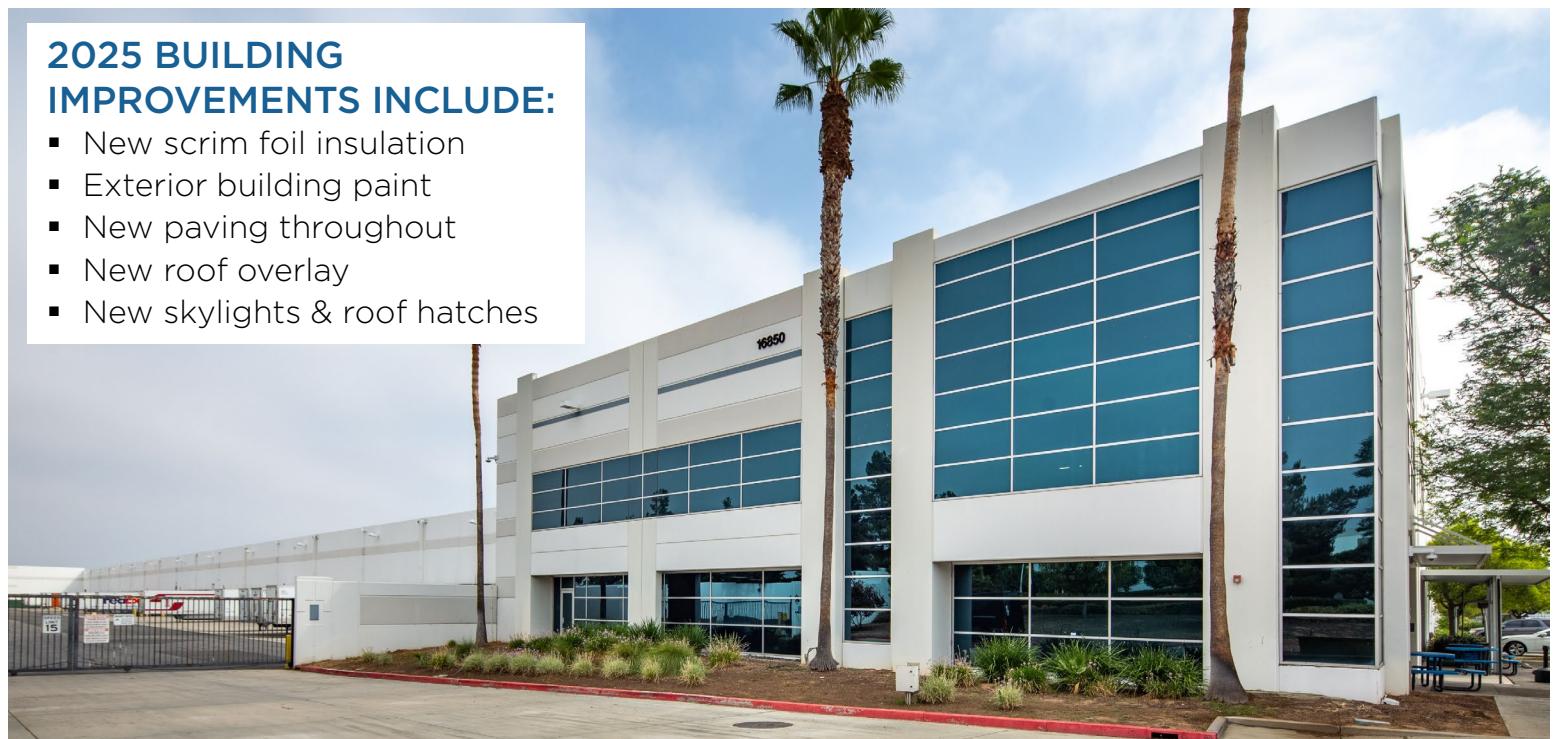
2025 BUILDING IMPROVEMENTS INCLUDE:

- New scrim foil insulation
- Exterior building paint
- New paving throughout
- New roof overlay
- New skylights & roof hatches

Moreno Valley Distribution Center

16850 Heacock Street
Moreno Valley, CA 92551

±756,340 Square Feet Available



LOCATION

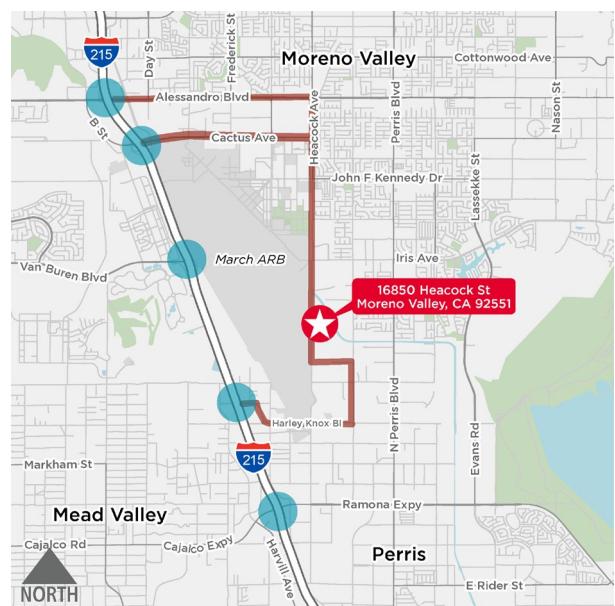
- Excellent access to I-215 and 60 fwys
- Prestigious Corporate Neighbors

BUILDING HIGHLIGHTS

- 756,340 SF
- ±33.24 acres
- ±4,978 SF single story office
- 185' (west) & up to 430' (east) secured truck courts
- 30' clear height
- ESFR sprinkler system with K-17
- 4,000 amps electrical service
- 106 dock high doors (9' x 10') 88 doors with mechanical pit levelers
- 3 ground level doors (12' x 14')
- 132 auto parking stalls
- 249 off-dock trailer stalls + 138 trailer stalls available (see Excess Trailer Yard)

LOW OPERATING EXPENSES

:: ADJACENT 6.6 AC. TRAILER YARD AVAILABLE ::



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



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Phil Lombardo
909 942 4678
phil.lombardo@cushwake.com
Lic. #00892477

Andrew Starnes
909 942 4667
andrew.starnes@cushwake.com
Lic. #01799801



CLARION PARTNERS
www.clarionpartners.com

Cruise Adams
909 942 4641
cruise.adams@cushwake.com
Lic. #02075368



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Cross-dock distribution building totaling $\pm 756,340$ SF and situated on ± 33.24 acres with the ability to expand on a ± 6.59 acre (286,912 SF) fully improved trailer yard. Strategically located in Moreno Valley, California, this premier Inland Empire location offers unparalleled access to an abundant labor pool, over 5 million consumers, and Southern California's robust freeway network.



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Lic. #02075368