



225,450 SF Industrial Building Vacant & Ready for Occupancy

CUSHMAN & WAKEFIELD

FIRST
INDUSTRIAL
REALTY TRUST

First Heacock • 16875 Heacock Street • Moreno Valley, CA

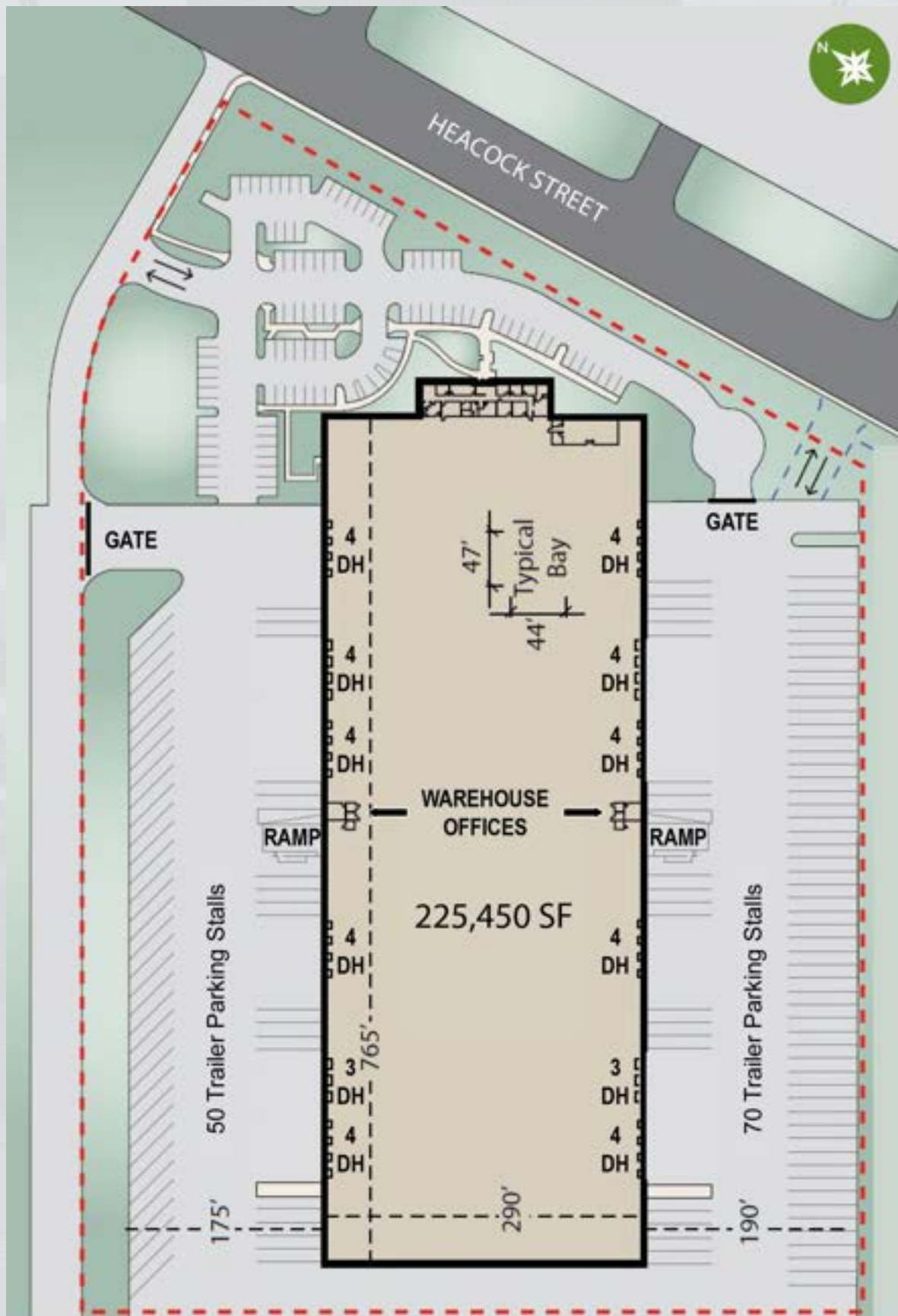
First Heacock is located in the highly desirable Inland Empire submarket of Southern California. The site is 25 miles east of Ontario International Airport and is accessible to the 215 Freeway via two 4-way interchanges. The property has immediate access to the Southern California freeway system with **six freeways within a twenty-mile radius**. The building includes a 225,450 square-foot **cross-dock distribution center** featuring 30' minimum clear height, **190' and 175' concrete truck courts**, ESFR sprinkler system, and LED warehouse lighting. There is approximately 3,300 SF of main office and 1,900 SF of drop ceiling enclosed open area/breakroom, along with two 250 SF warehouse offices and restrooms.

Highlights

Available Space:	225,450 SF
Land Area:	13.96 Acres (37% Coverage)
Office Area:	5,700 SF
Ceiling Height:	Minimum 30' Clear
Sprinkler System:	ESFR (K-17 heads @ 52 psi)
Loading:	46 Dock Doors (All Equipped with Load Levelers) and 2 Ramped Ground Level Doors
Trailer Parking:	120 Stalls
Car Parking:	104 Spaces
Truck Court:	190' and 175'
Electrical:	2 - 1,000 Amp Panels

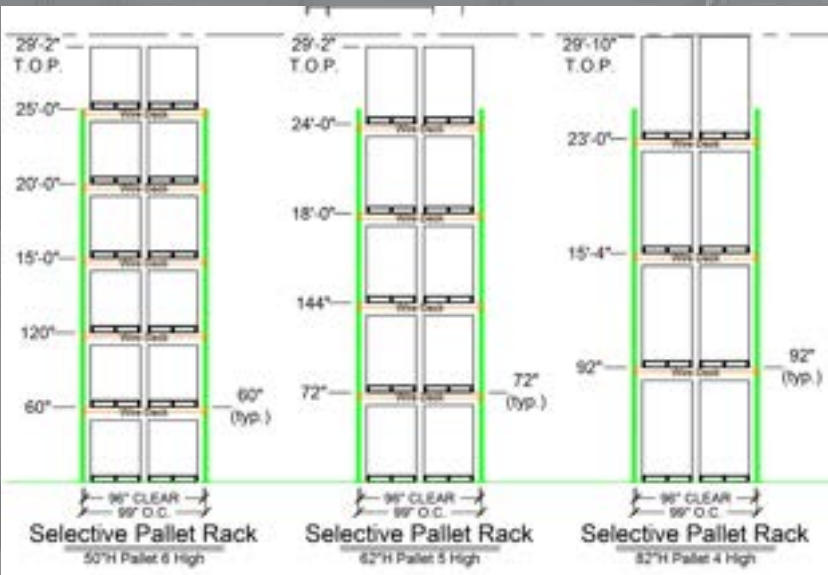


Site Plan



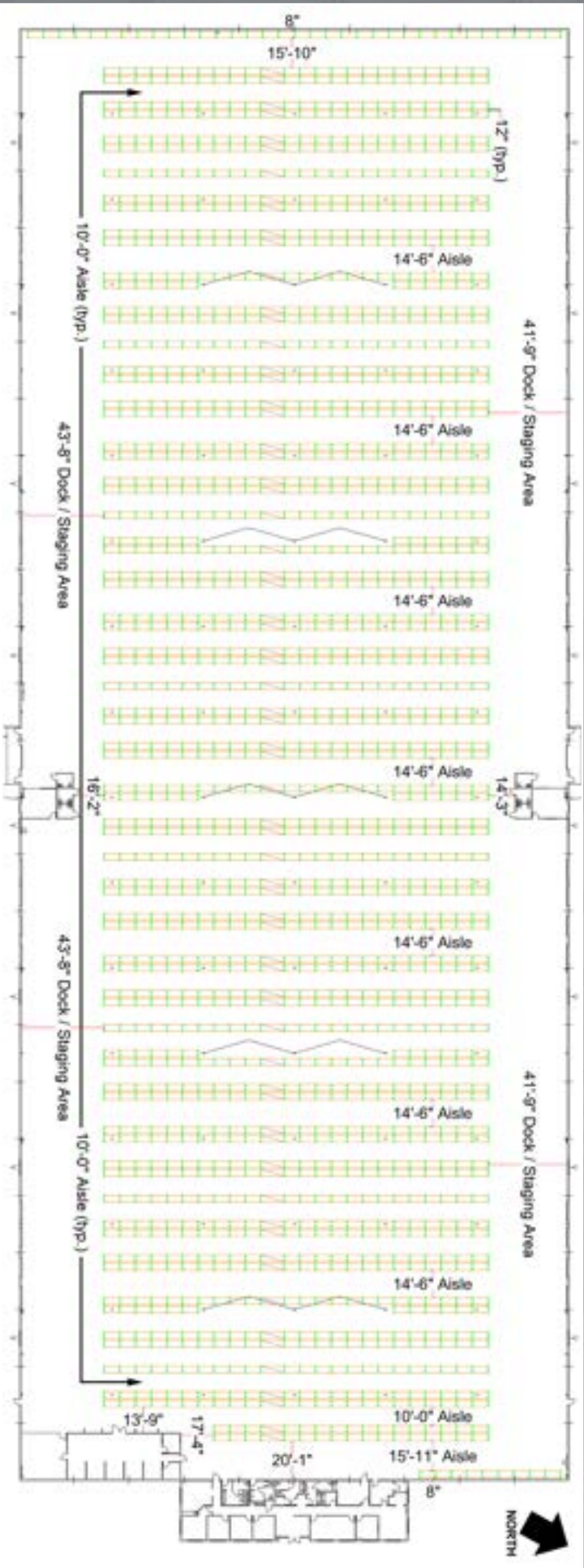
Sample Racking Plans

225,450 SF Industrial Building



30' Clear Height

Number of Bays	Pallet Height	Pallet Positions
1,745	50"	20,733
	62"	17,174
	82"	13,822



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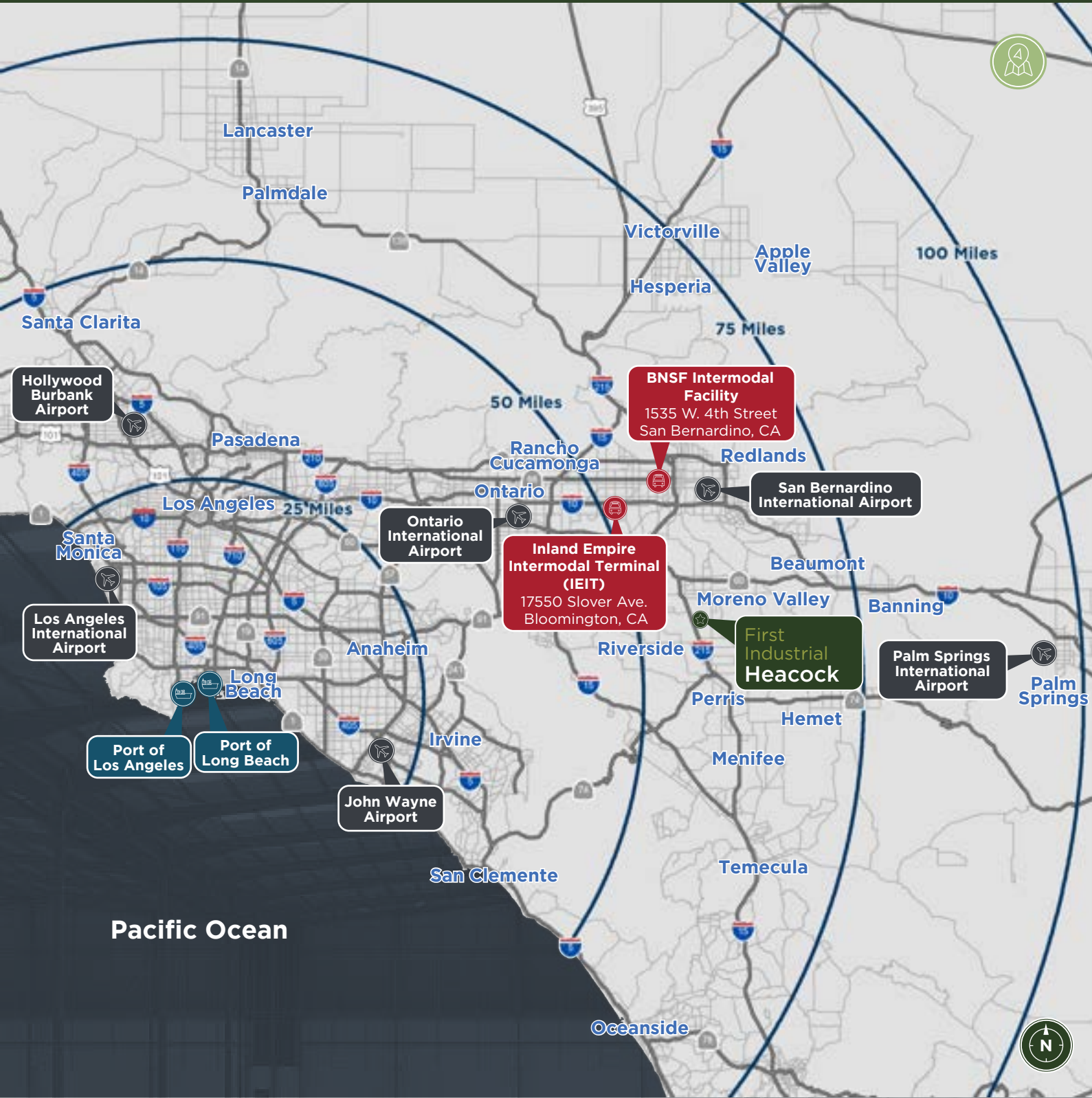




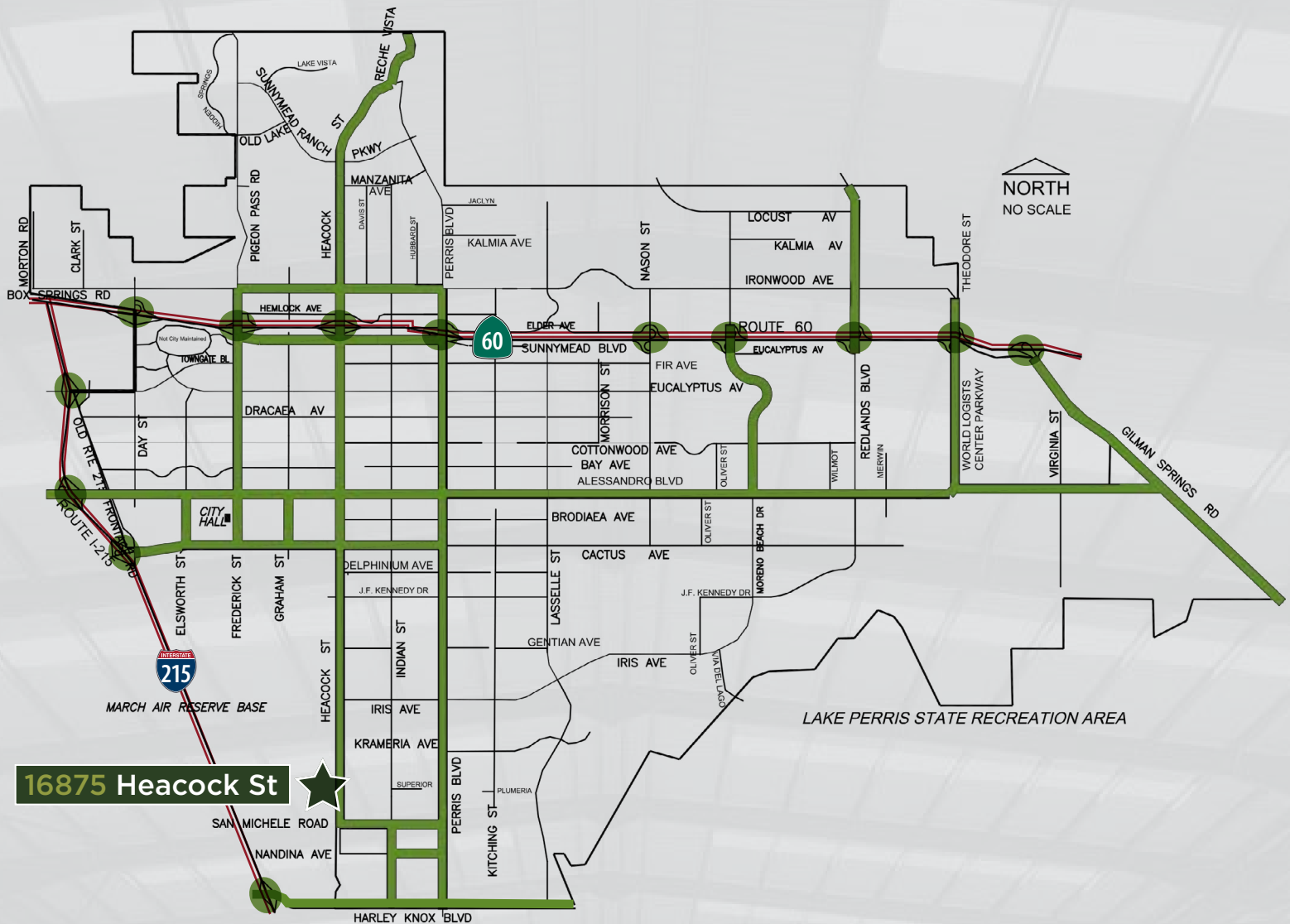
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Regional Map



Moreno Valley Truck Route Map



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