

AVAILABLE FOR SALE OR LEASE

28381 VINCENT MORAGA DRIVE
TEMECULA, CA | 92590



109,741 SF / SINGLE-TENANT INDUSTRIAL DISTRIBUTION BUILDING





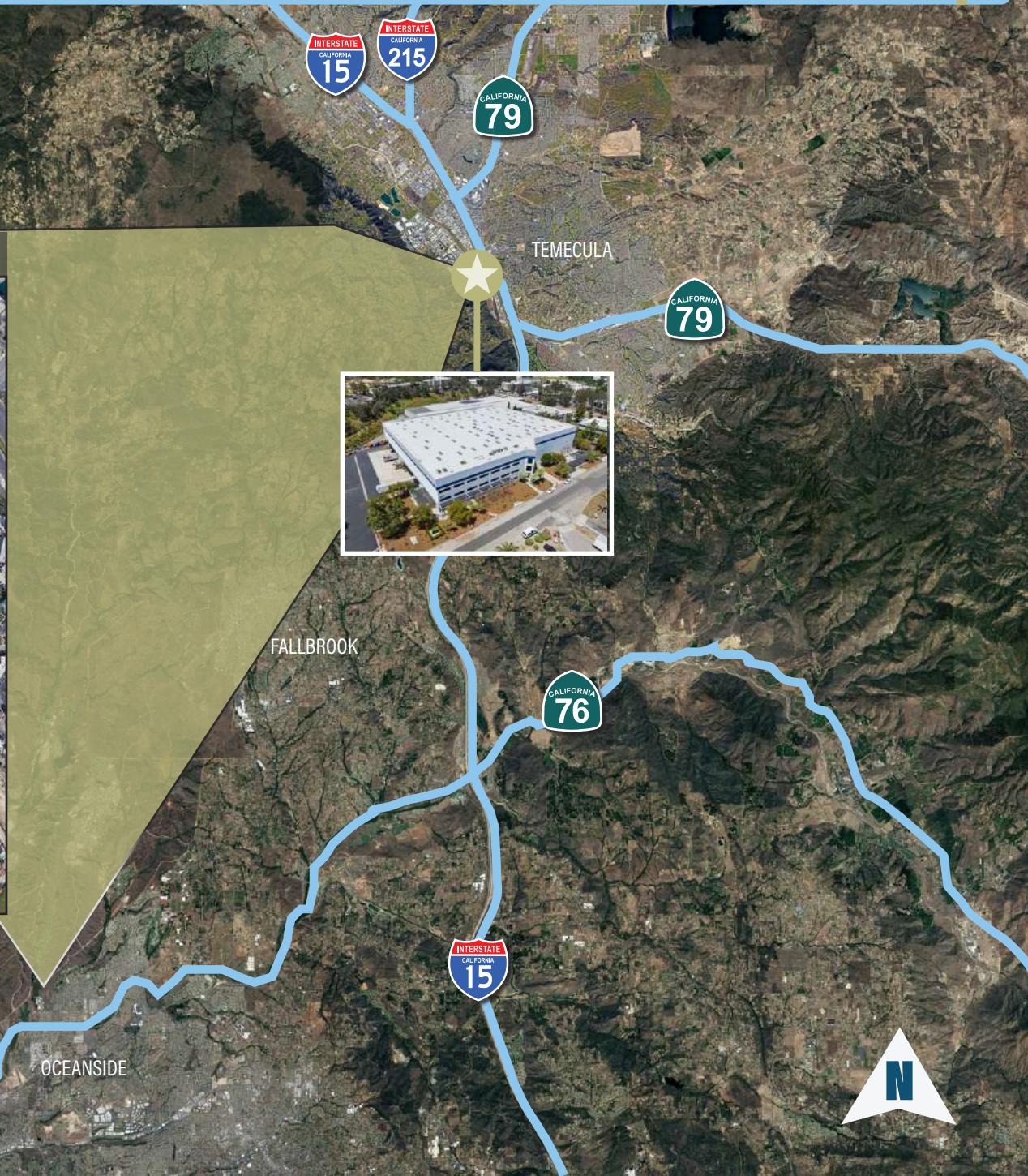
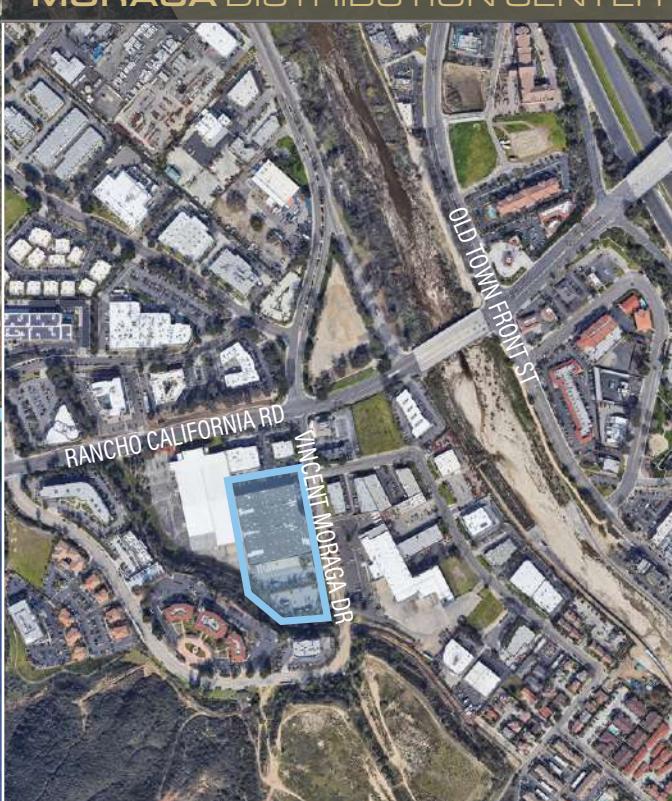
MORAGA DISTRIBUTION CENTER

TOTAL SQUARE FEET	109,741 SF
OFFICE AREA	15,841 SF (14%)
SITE AREA	5.87 Acres (255,574 SF)
YEAR BUILT	1997
SPRINKLERS	Yes
VEHICLE PARKING	108 Auto Stalls (0.98 per 1,000 SF)
TRUCK COURTS	130'
FOR SALE	\$210 PSF

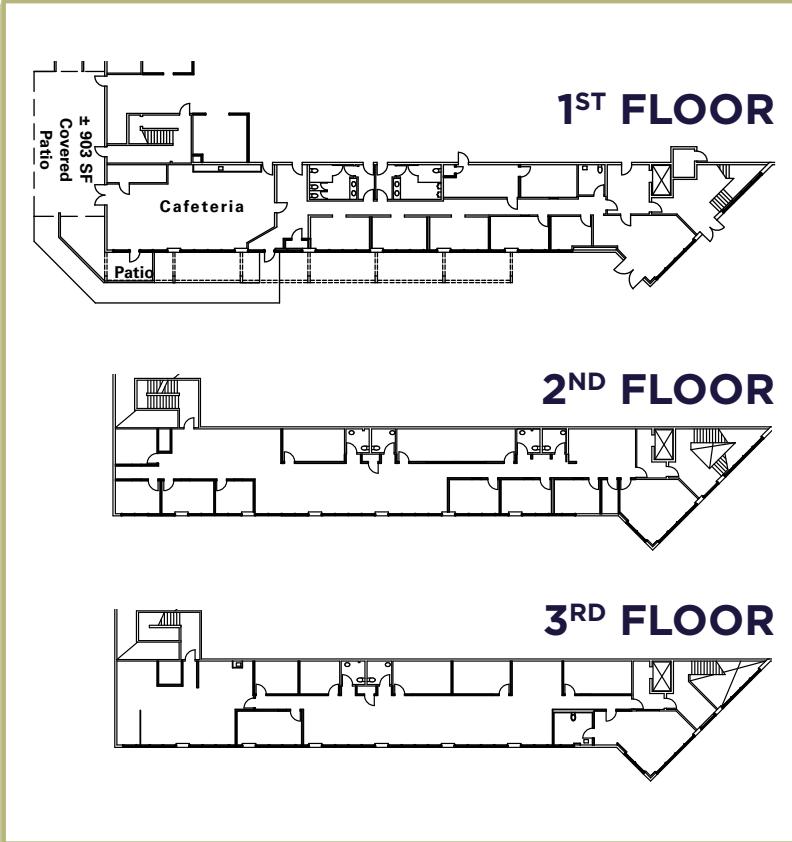
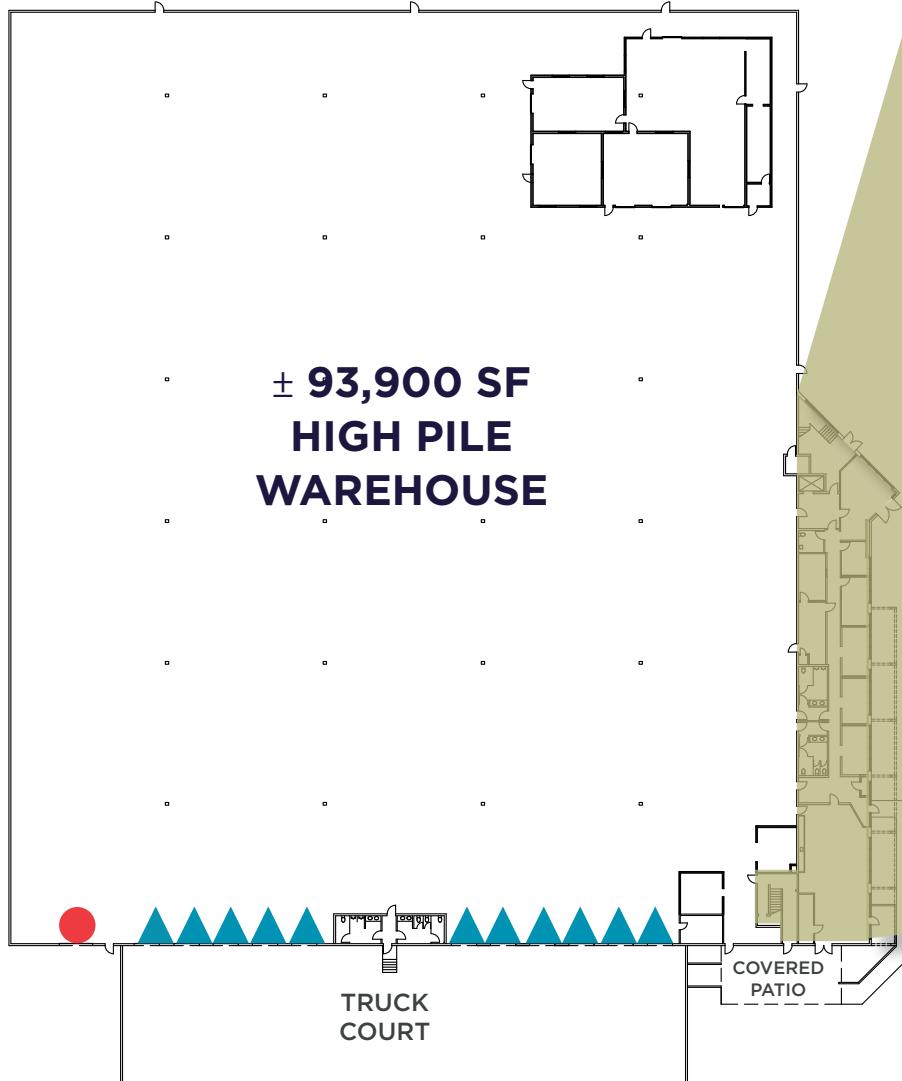
CONSTRUCTION	Reinforced Concrete
CLEAR HEIGHT	40'-43'
DOCK HIGH DOORS	11
GRADE LEVEL DOORS	1
POWER	1,200 amps, 277/480 volt, 3phase
APN	921-291-021
ZONING	Light Industrial (LI), City of Temecula
YARD	Option for Outside Storage
FOR LEASE	\$1.10 PSF NNN (NETS = \$0.29 PSF)

ASSET PROFILE

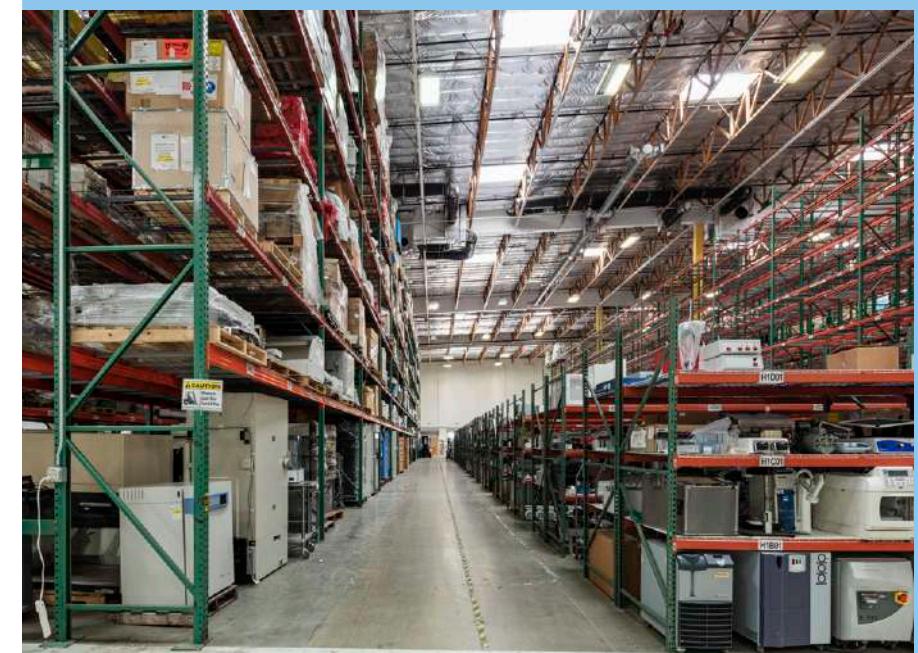
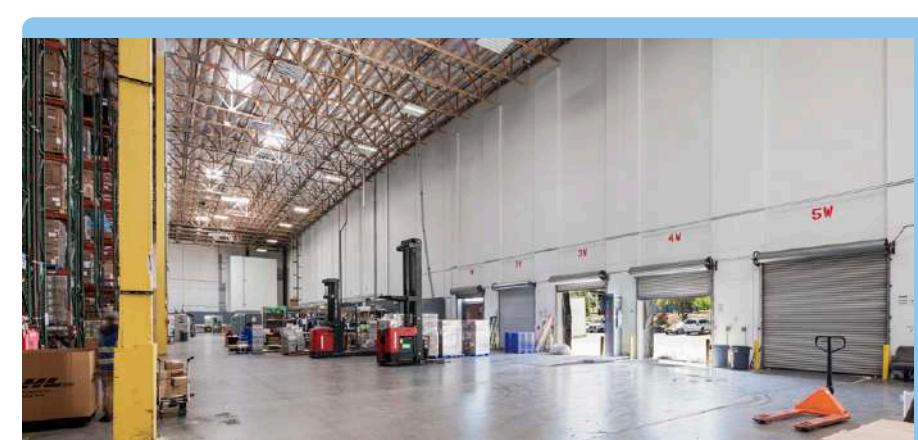
SITE PLAN

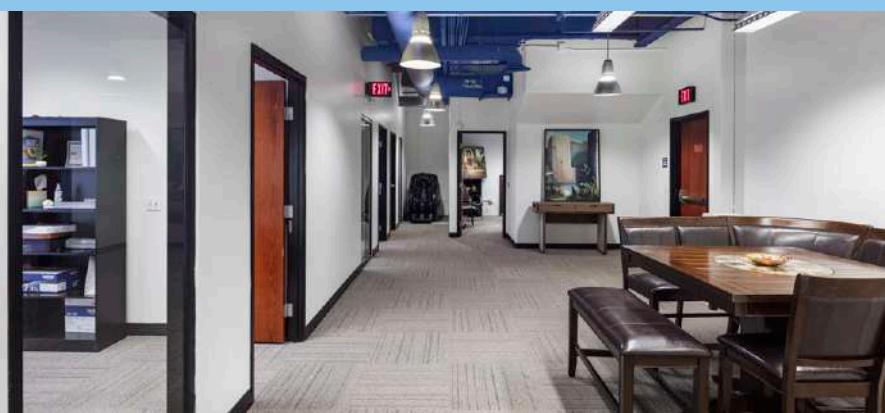


SITE PLAN

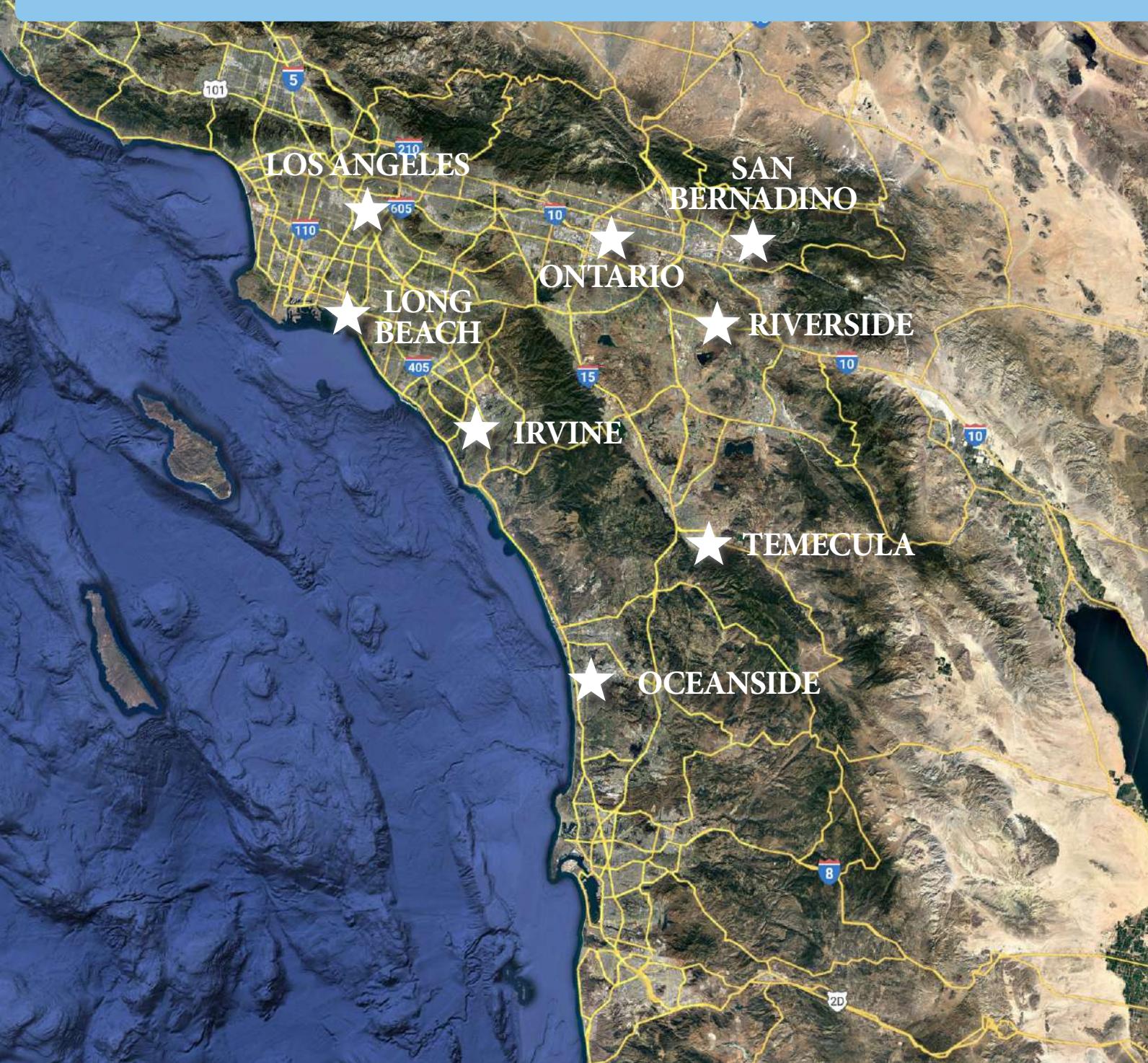


▲ Dock High
● Ramp Loading





DRIVE TIME



30 MILES
TO OCEANSIDE

41 MILES
TO RIVERSIDE

49 MILES
TO SAN BERNADINO

59 MILES
TO SAN DIEGO

56 MILES
TO ONTARIO

63 MILES
TO IRVINE

84 MILES
TO LONG BEACH

85 MILES
TO LOS ANGELES

CORPORATE NEIGHBORS





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