

AVAILABLE FOR SALE OR LEASE

28381 VINCENT MORAGA DRIVE
TEMECULA, CA | 92590



MORAGA DISTRIBUTION CENTER

109,741 SF / SINGLE-TENANT INDUSTRIAL DISTRIBUTION BUILDING





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

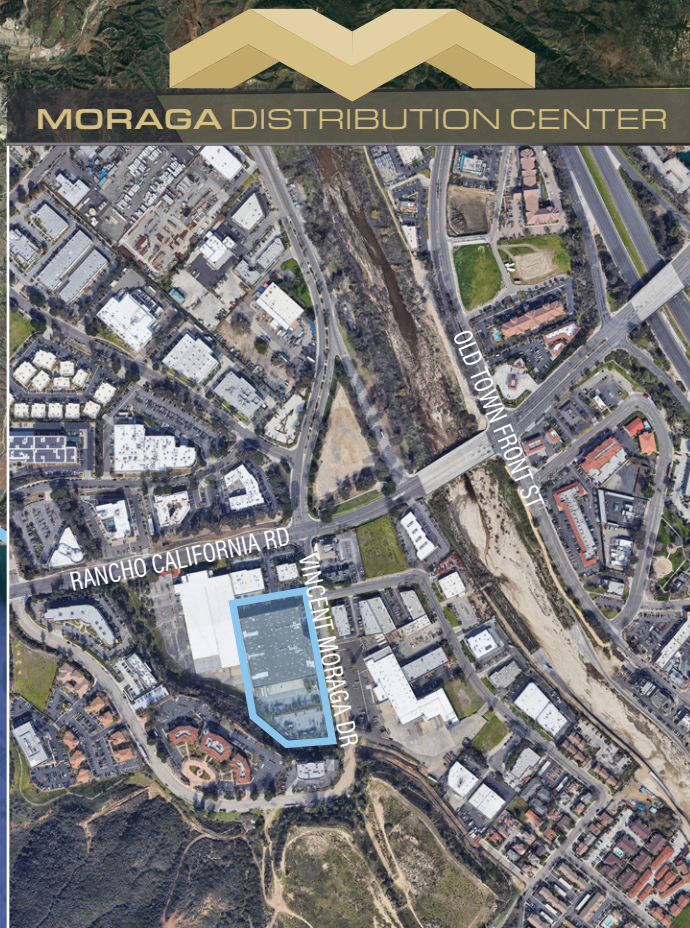
Option for Outside Storage

FOR LEASE

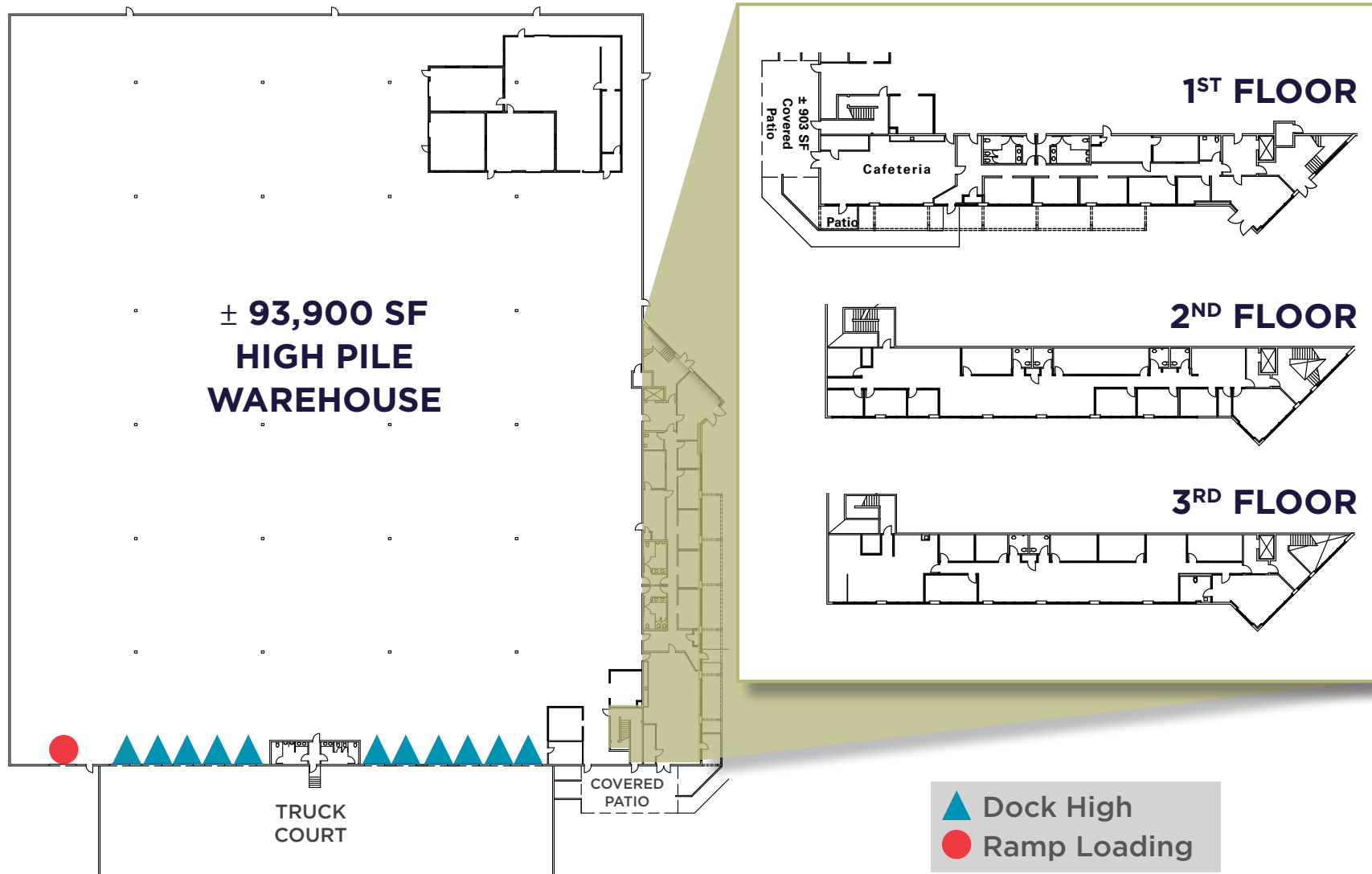
\$1.10 PSF NNN (NETS = \$0.29 PSF)

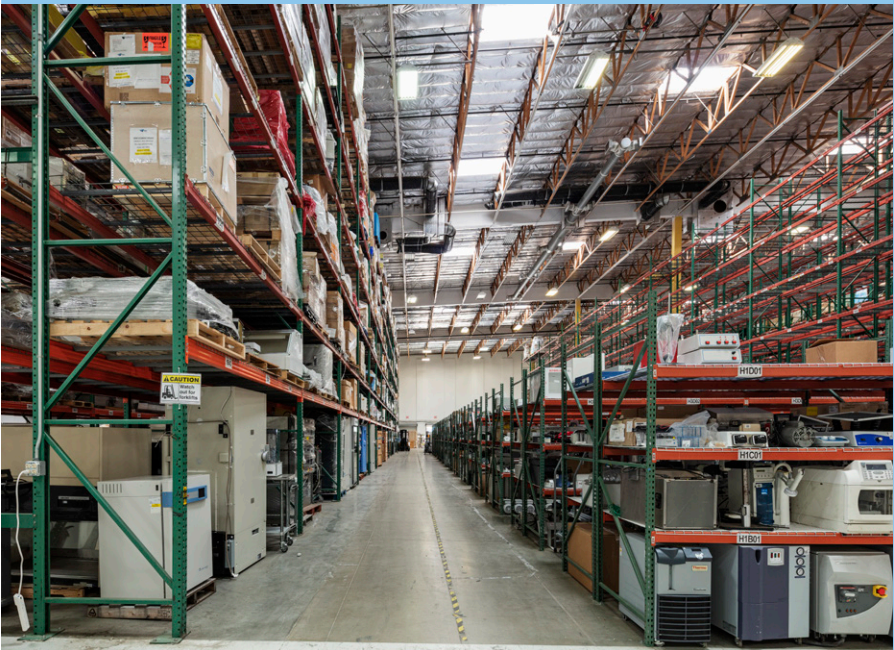
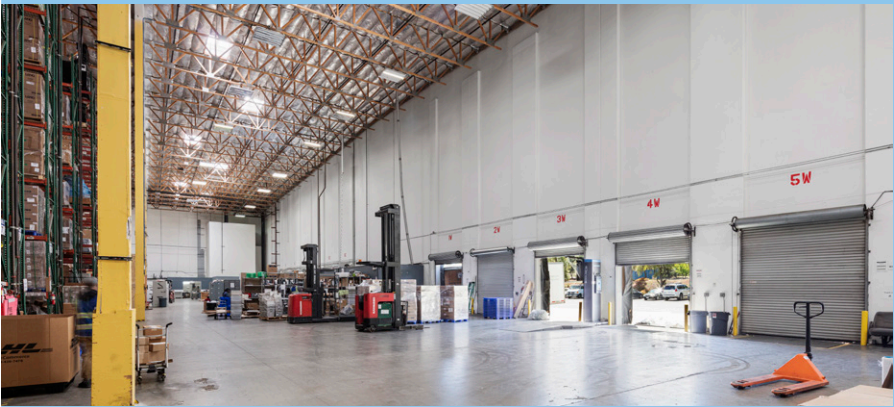
ASSET PROFILE

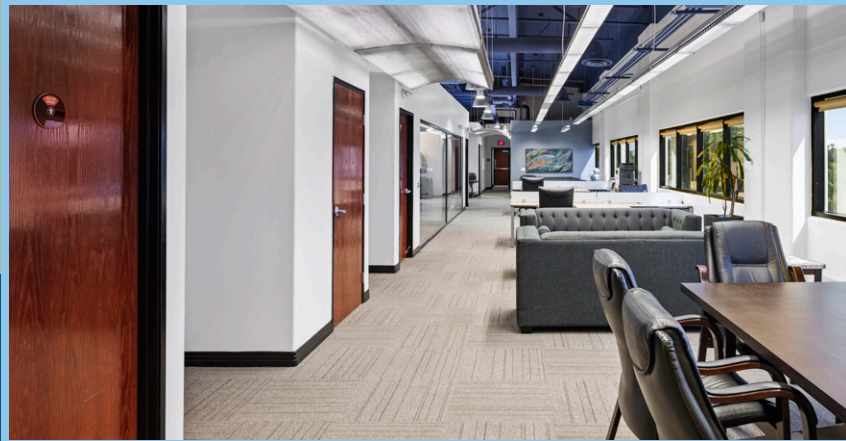
SITE PLAN



SITE PLAN







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





MORAGA DISTRIBUTION CENTER



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