

# AVAILABLE FOR SALE OR LEASE

28381 VINCENT MORAGA DRIVE  
TEMECULA, CA | 92590





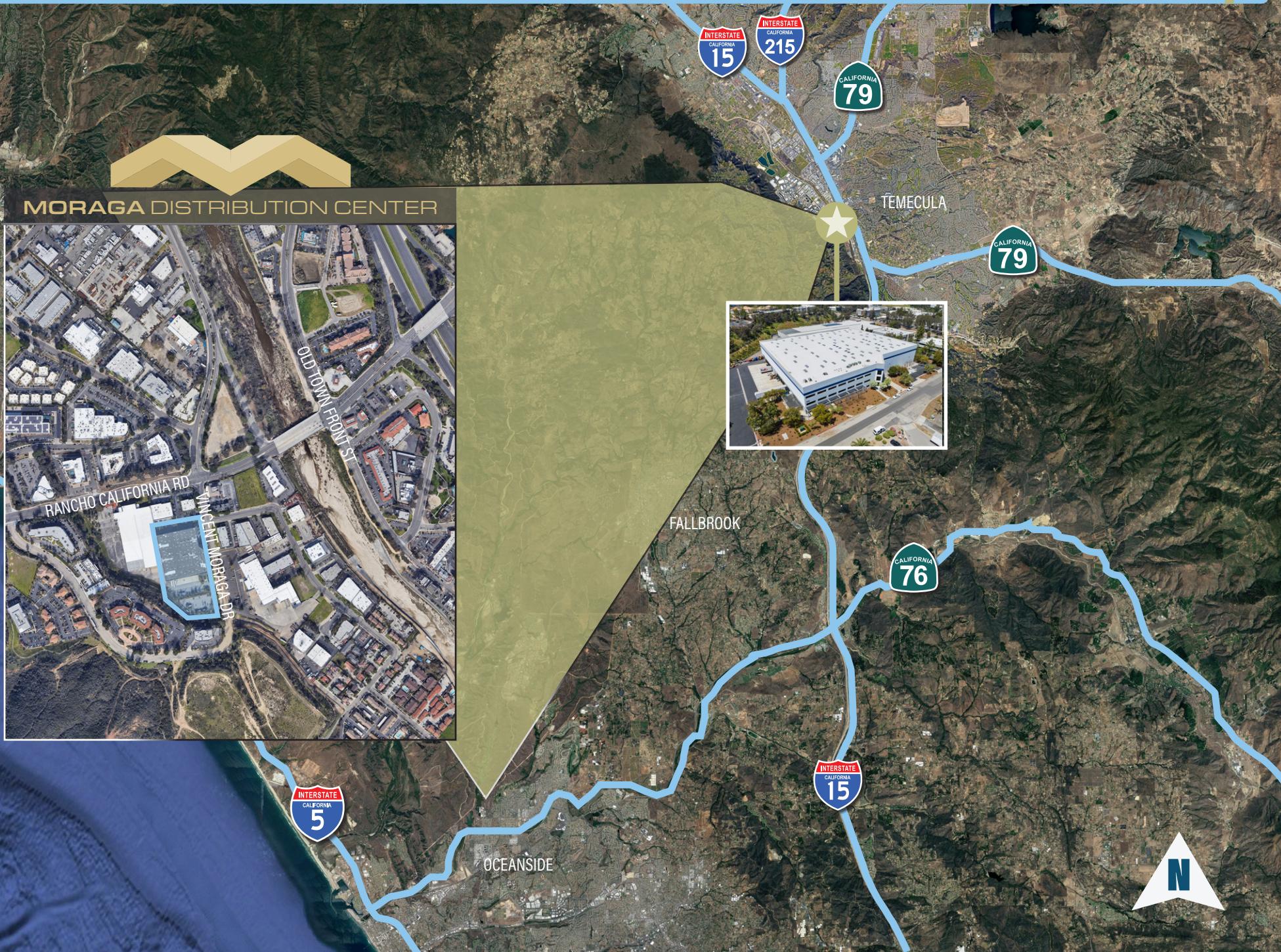
## MORAGA DISTRIBUTION CENTER

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

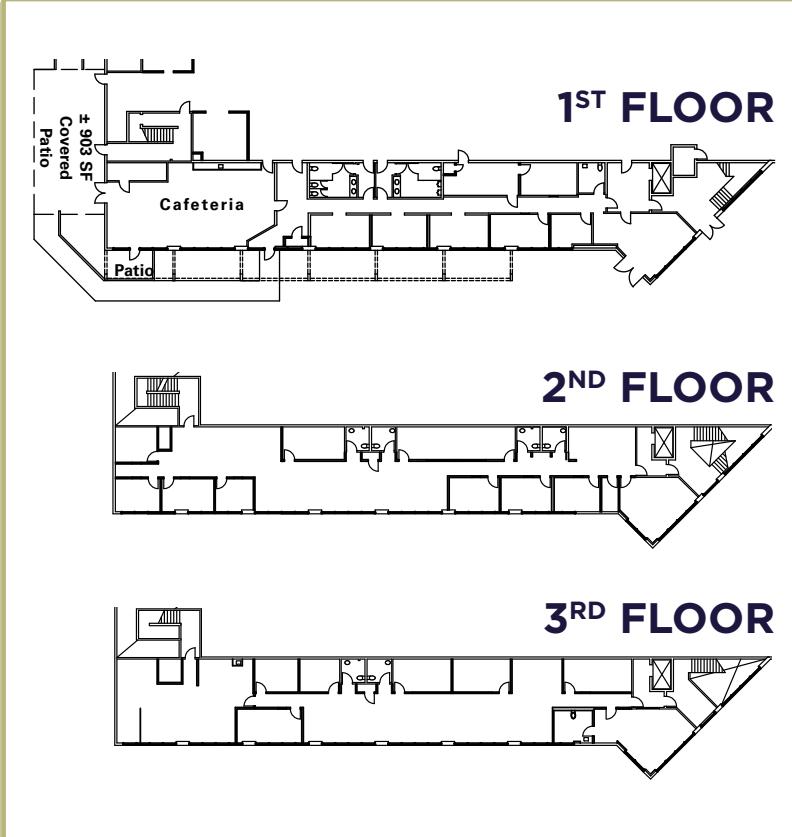
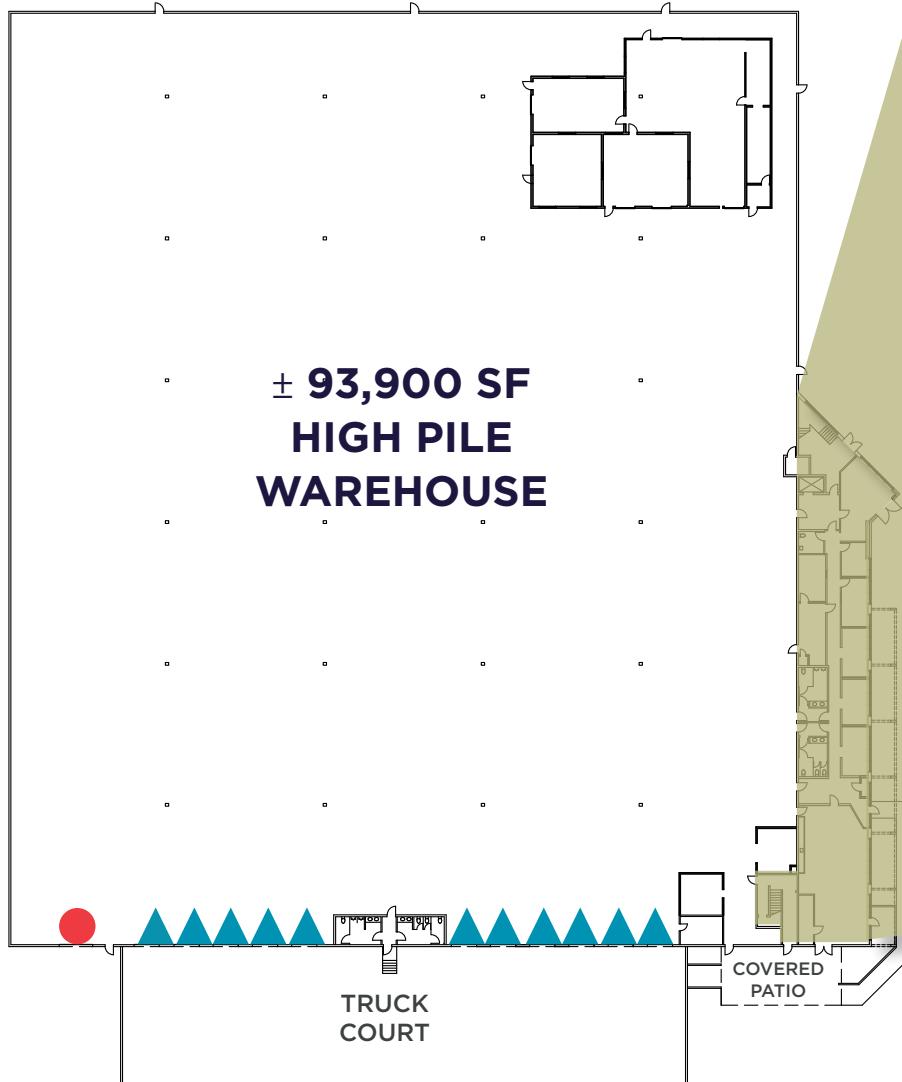
<b>CONSTRUCTION</b>	<b>Reinforced Concrete</b>
<b>CLEAR HEIGHT</b>	<b>40'-43'</b>
<b>DOCK HIGH DOORS</b>	<b>11</b>
<b>GRADE LEVEL DOORS</b>	<b>1</b>
<b>POWER</b>	<b>1,200 amps, 277/480 volt, 3phase</b>
<b>APN</b>	<b>921-291-021</b>
<b>ZONING</b>	<b>Light Industrial (LI), City of Temecula</b>
<b>YARD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

## ASSET PROFILE

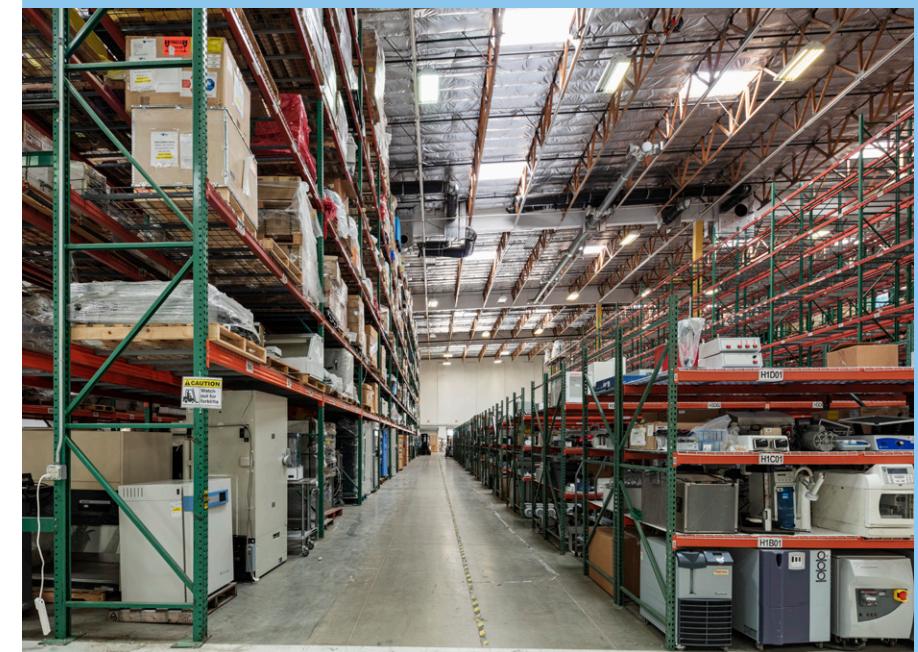
# SITE PLAN

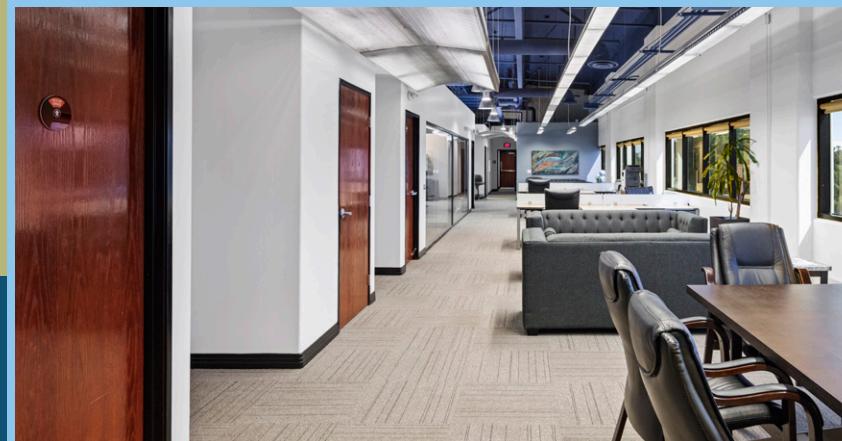


# SITE PLAN

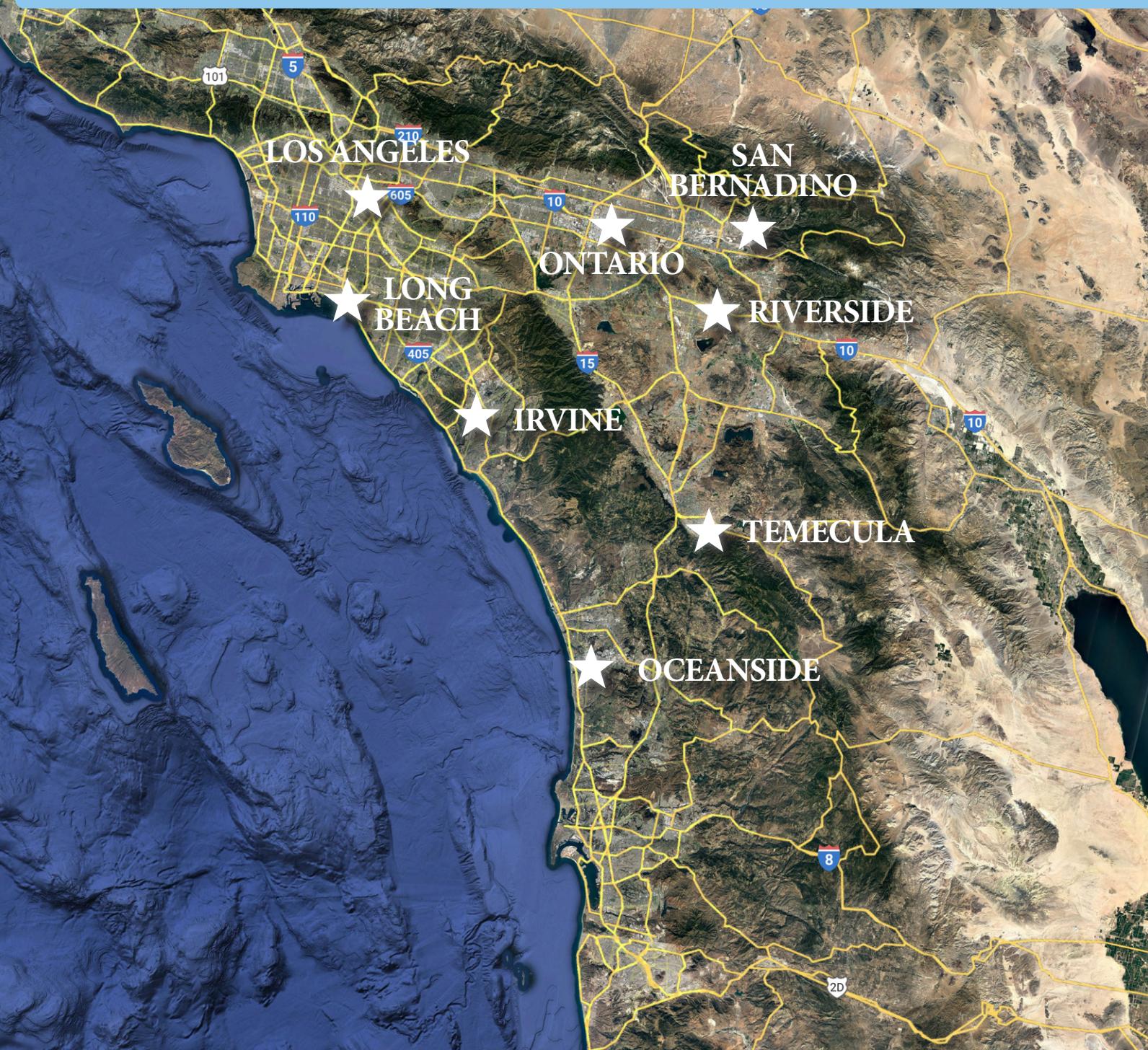


▲ Dock High  
● Ramp Loading





# 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





MORAGA DISTRIBUTION CENTER