

**±437,675 SF**

AVAILABLE FOR LEASE

**17783 INDIAN STREET**

MORENO VALLEY, CA



**FTZ ELIGIBLE UNDER FTZ #244 | Eliminates / Reduces Tariffs**  
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## BUILDING SPECIFICATIONS

- **Building Size:** ±437,675 SF
- **Office Size:** ±5,020 SF of HVAC Office
- **Dock High Doors:** Fifty-Three (53) (9' x 10')
  - » 40 DH Doors Equipped with 35,000 LB Pit Levelers
- **Grade Level Doors:** Two (2) (12' x 14')
- **Clear Height:** 36' Minimum
- **Typcial Bay Spacing:** 56' x 50'
- **Power:** 2,000 Amps, 277/480 Volt (Exp to 4,000 Amps)
- **Sprinkler System:** ESFR (K22 @ 75 PSI)
- **Lighting:** LED Warehouse Lighting w/ Motion Sensors
- **Truck Court:** ±185' With Double Wide Queueing Lane Entrance to Truck Court
- **Trailer Parking:** 55 Stalls
- **Car Parking:** 215 Spaces
- **Land Area:** ±19.5 Acres
- **Freeway Access:** ±2 Miles to I-215 & Excellent Access to SR-60
- **Corporate Neighbors:** Karma Automotive, Home Depot, Amazon, Deckers Outdoor, Ross, Walmart & Lowes.
- Awarded the prestigious **LEED Silver** certification, globally recognized as a symbol of sustainability achievement with a commitment to environmental and social governance benefits providing a healthy, energy efficient cost saving green building.

FOR MORE INFORMATION, CONTACT:



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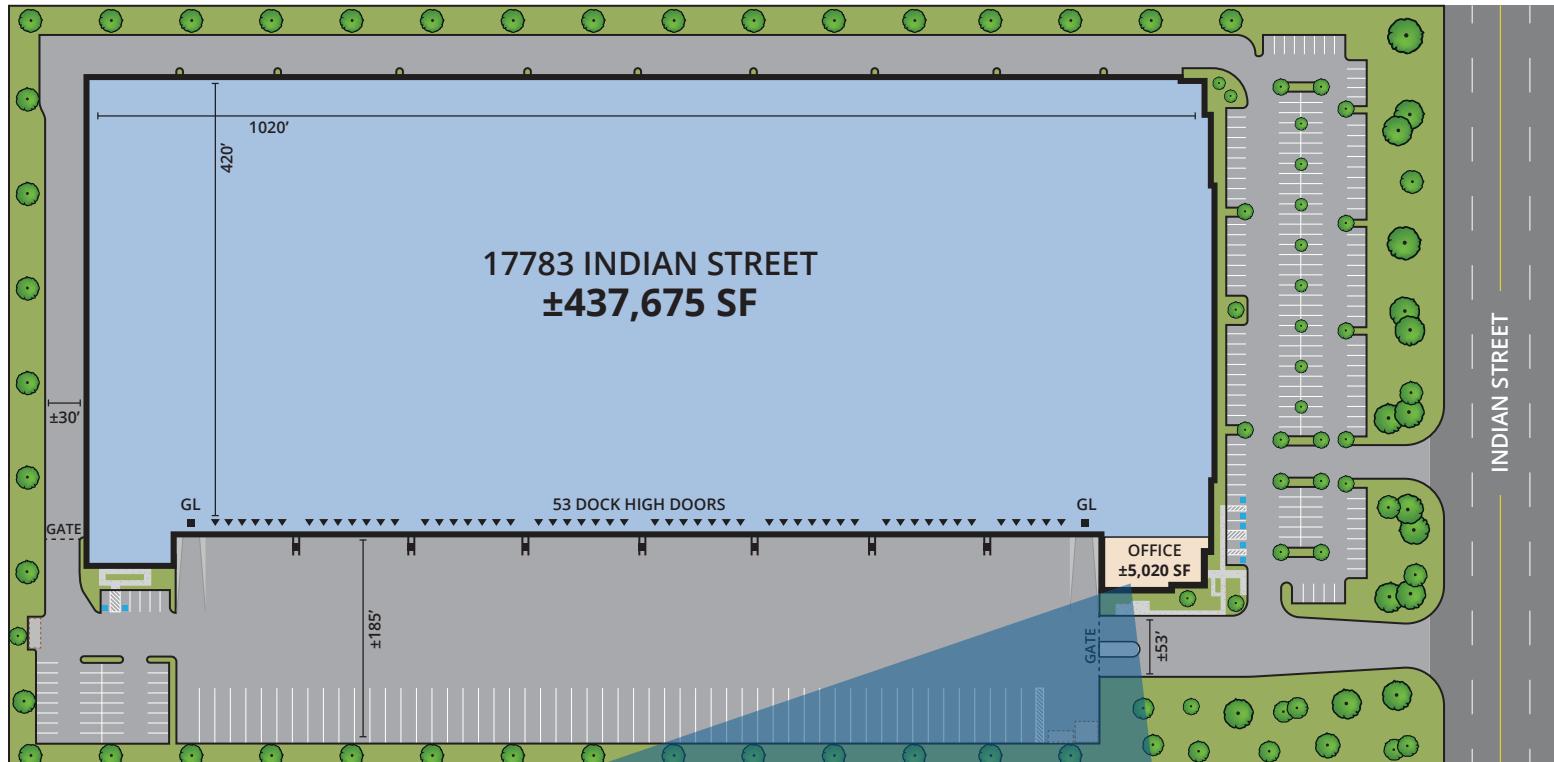
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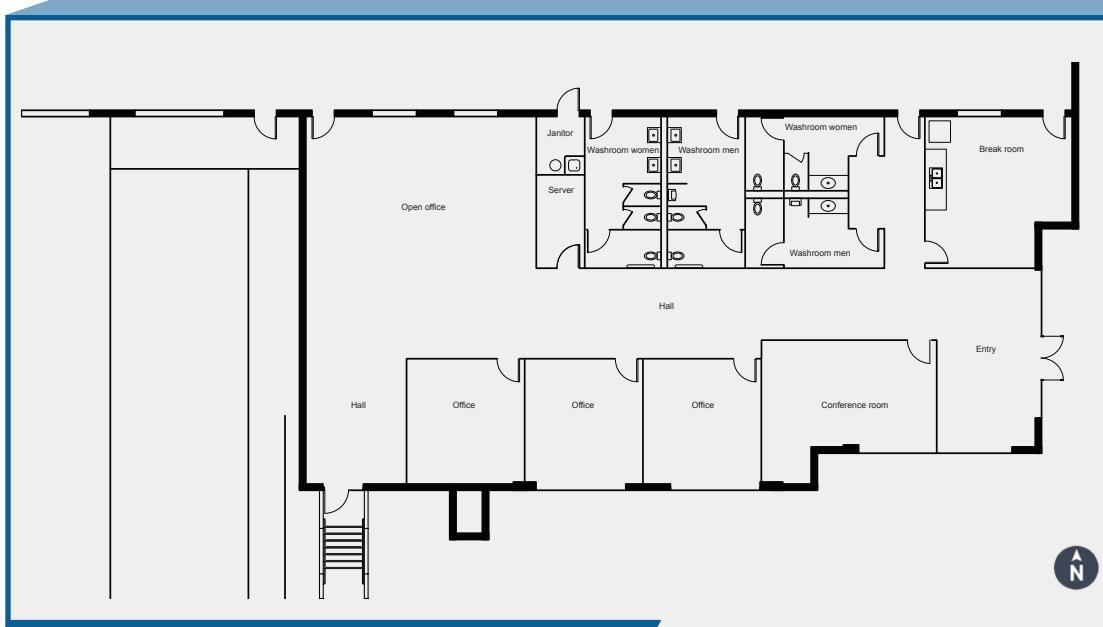
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\* Building area, parking spaces are approximate and to be verified.



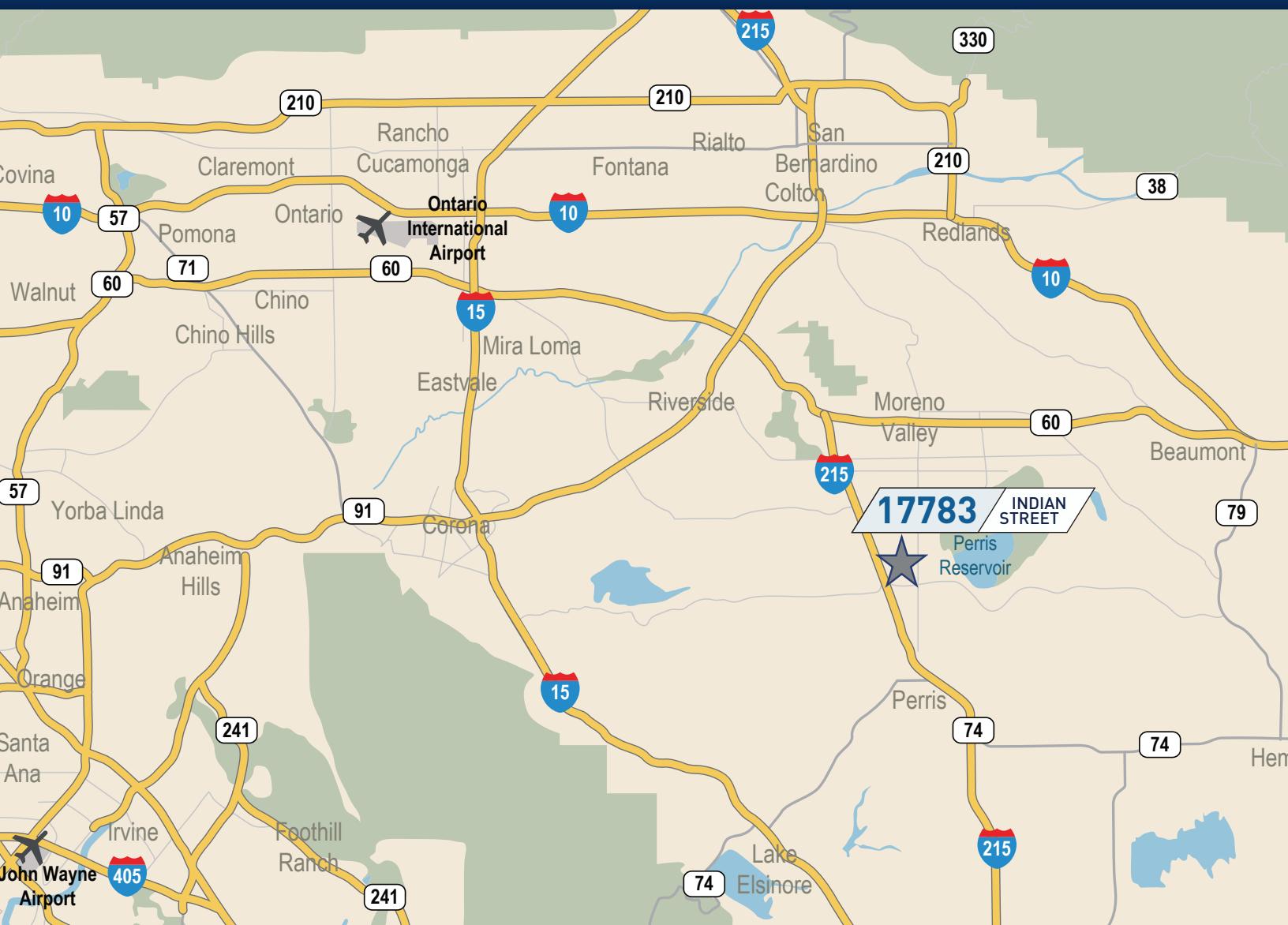
**OFFICE FLOOR PLAN | ±5,020 SF**

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## READY FOR IMMEDIATE OCCUPANCY

**±437,675 SF** Warehouse / Distribution facility located in Moreno Valley, within the Inland Empire. Excellent access to the I-215 freeway and direct access to Southern California's freeway network system with ready access to

11 western States. Blue Chip Corporate Neighbors include Karma Automotive, Home Depot, Amazon, Deckers Outdoor, NFI, Ross, Walmart & Lowes.

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## LOCATION HIGHLIGHTS



**1.5 miles**  
to March Inland Port



**22 miles**  
to San Bernardino  
International Airport



**29 miles**  
to Ontario  
International Airport



**19 miles**  
to UPSP Intermodal  
Yard - Colton



**26 miles**  
to BNSF Intermodal Yard -  
San Bernardino



**72 miles**  
to Ports of Los Angeles  
and Long Beach

\* All distances reflected above are approximate

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