

±437,675 SF

AVAILABLE FOR LEASE

17783 INDIAN STREET

MORENO VALLEY, CA



FTZ ELIGIBLE UNDER FTZ #244 | Eliminates / Reduces Tariffs
CLICK FOR MORE INFORMATION



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
- ▶ **Typical 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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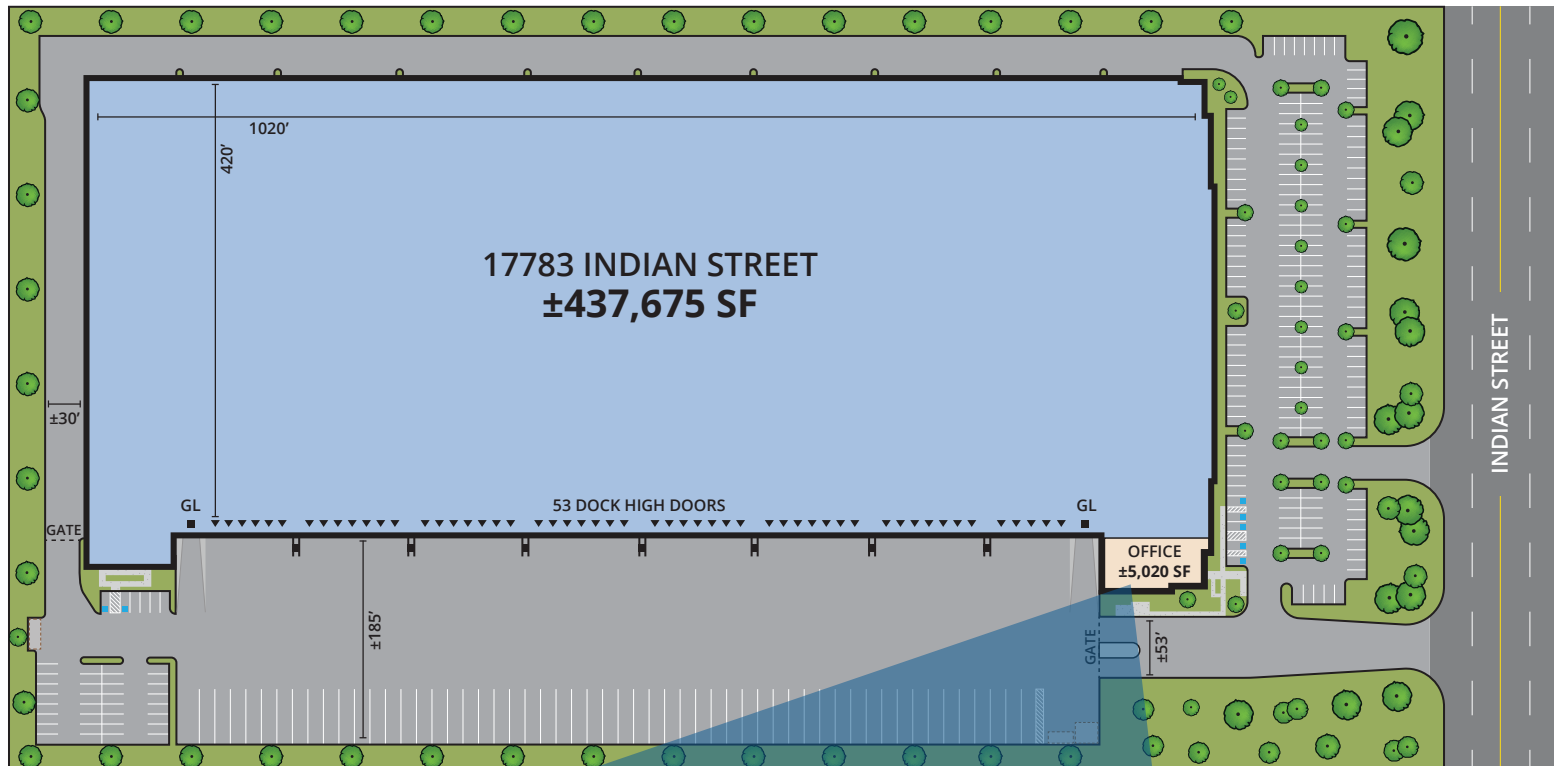
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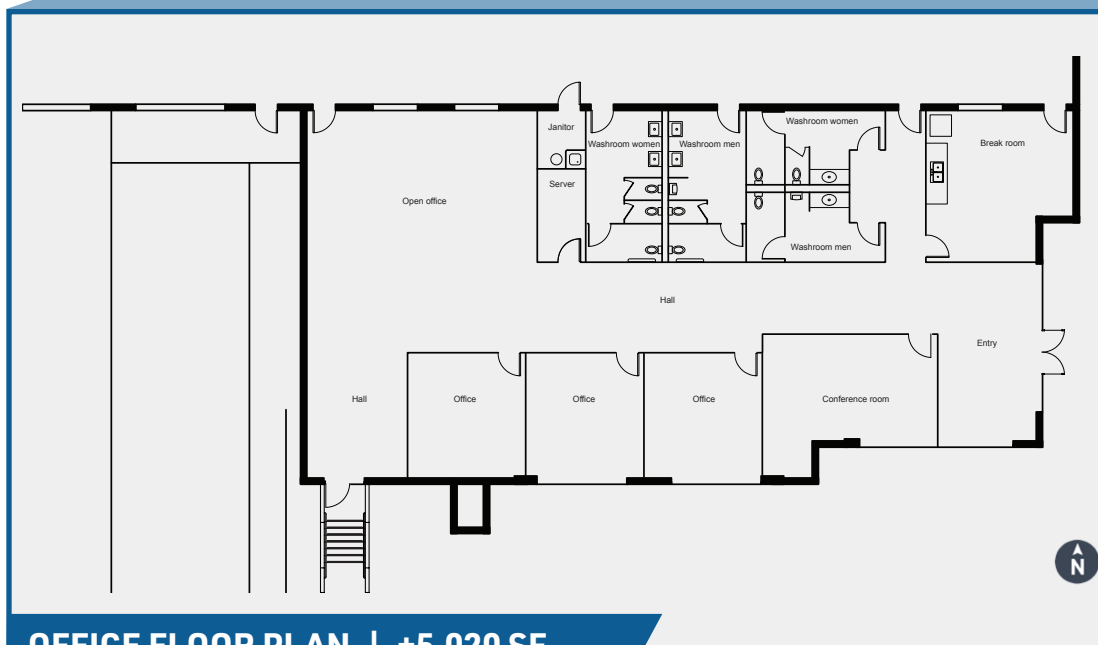
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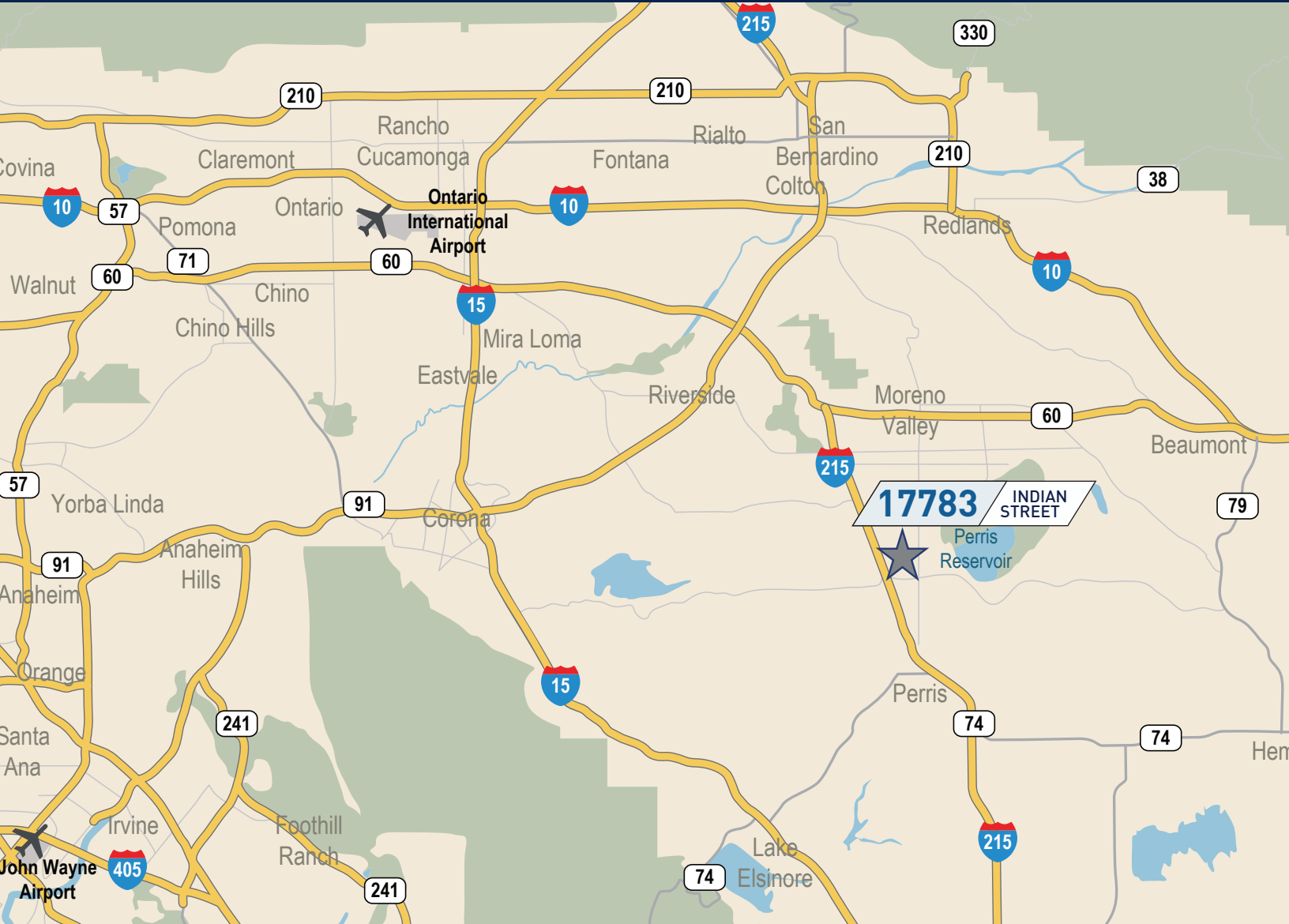
* Building area, parking spaces are approximate and to be verified.



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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