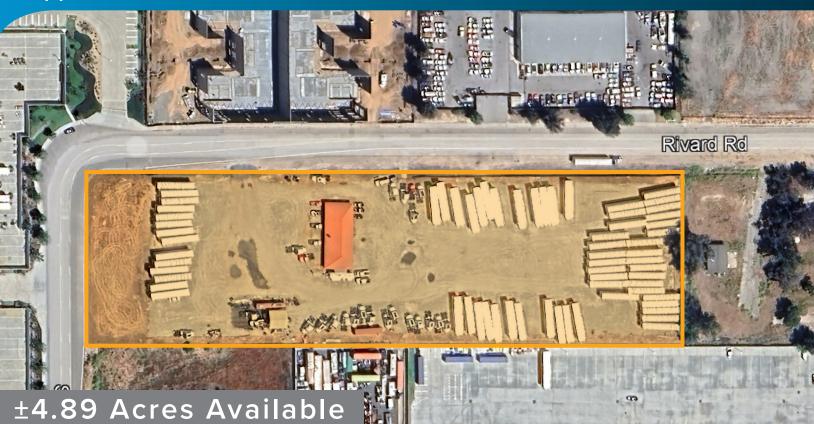
24811 RIVARD RD., MORENO VALLEY, CA 92551 Approved Truck Yard with Office on ±4.89 Acres



LISTING DATA

- ±2,473 SF of Existing Office
- Approved CUP for Truck Trailer Storage
- Industrial / Business Park Zoning
- Ready to Complete (Approved Grading
 - Permit) and Fully Entitled
- Next to Future Fire Station
- Excellent Location Near I-215 Freeway
- Located in the heart of the Moreno Valley

warehouse area

John Mulrooney

Senior Vice President/Principal jmulrooney@lee-assoc.com D 909.373.2928 DRE #00839176



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PERIMETER WALL ELEVATION ALONG SOUTH PROP. LINE PERIMETER ELEVATION ALONG EAST PROP. LINE THP. 2 WOE HORIZ. 2 MDE HORIZ 4-0 HEA . PLACE PERIMETER WALL ELEVATION ALONG RIVARD RD. E CONC. WALL 4.0' 1.5 8" THK, x 8 FT, HIGH POUR-IN-PLACE CONC, WALL W/ PLIASTER AT 40 FT, O.C. ALONG SOUTH PROPERTY LINE ANN BARS. STAMPED PAVING, IS SHEET STREET UGHT 182.0 8'-0" - ROOF ABOVE STYP. 2 WIDE HORIZ & VERT. REVEALS 8.5 1 6-0 7 1/8 =1 -0 1/8"=1'-0' 6'-0" SITE TYP. DETAIL 1/8 =1-0 PLAN HIGH CONC. WALL TO REMAI 8'-0' 1"=40' & VERT REFER MOE HORE TER TO SHEET ST-WATIONS, COLOR, . DETAIL 4/ST-2 1 PERIMETER WALLS Z PLAN KEYNOTE: ALL PARKING SEE DETAIL 1/ ETALS T-UP GOLOR CONC. PAVING, GOLOR CONC. PAVING, SEE NOTE THIS SHEET PERIMETER WALL ELEVATION ALONG SAN CELESTE DOURE THP. XISTING & HIGH CONC. WALL C NOT CORE STEMAN THP: . WDE HOF 229'-TO REMA T. REVEALS 14'-0" NEA NEA FIRE DEPARTMENT NOTES: ÿ KNOX 800 GATE E-EMPTIVE AUTOMATIC GATE OPENERS / MUL BE PROVIDED FOR ALL GATES. GAT PARTIMENT ACCESS SHALL BE ELECTRICA RESS GATE SHALL BE PROVIDED WITH EI WITH AN FORFOR SIDE INEWAY E HYLMISES ADDRESS SHALL BE POSTED WITH MINIMUM : MERALS, IN CONTRASTING COLOR WITH THE BACKGROUND WSIBLE FROM THE STREET. 1000 NACONG REASY - "YEST NATION" 6 aronal, al thui A second jond and Am mente at la a PB MOUNTED 4-0 TO 6-0 AFF : Saafsberosog sof - Isay cut Saafsberosog sof - Isay cut DETAIL 8/ST-2 AND GATE LECTRIC GATES SHALL C COMPLETELY OPEN THE E ACTIVATED, GATES SHA ON FOR A MINIMUM OF T CALLY OPERATED, KNOX KEY R EMERCENCY ACCESS ITO FACULTATE OPENING TH IS TO FACULTATE OPENING TH SI TO FACULTATE PROPERTY IS MILL ONLY BE REQUIRED 1 J.TES PEN # 21-0213 FAW22-0016 FOR FIF D KNOX KEYS SMTCHES S REQUIRED FOR FIRE Y OPERATED ON A MOTO I LOOPS OR KNOX KEY AUTOM AND S John Mulrooney Senior Vice President/Principal Lee & Associates® - Ontario 3535 Inland Empire Blvd.,

jmulrooney@lee-assoc.com D 909.373.2928 DRE #00839176

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