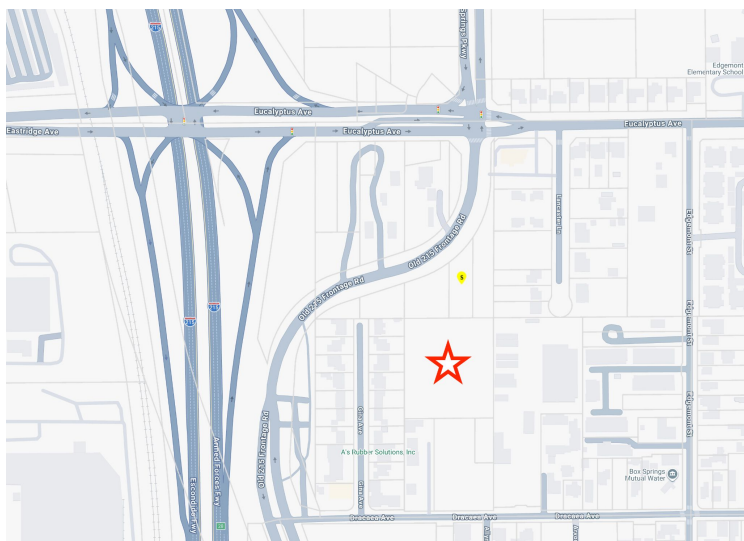
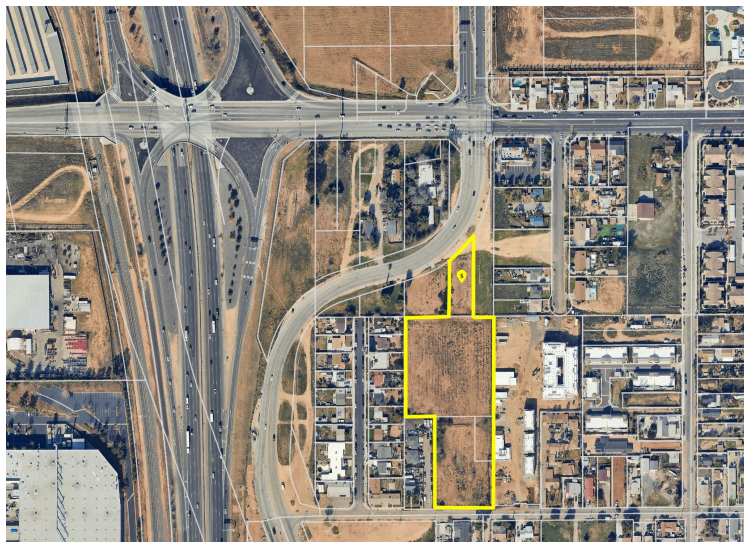




Strategically Located Development Site Moreno Valley | I-215 Freeway Corridor | Path of Growth



- Approximately 4 Acres of Flat, Usable Land
- Located within the highly desirable I-215 & Eucalyptus Avenue Corridor
- Convenient Access to Interstate 215, SR-60, and Regional Transportation Networks
- Excellent Access to Major Transportation Corridors
- Located Within One of Riverside County's Fastest-Growing Markets
- High Visibility and Strong Regional Connectivity
- Minutes from Major Distribution, Logistics, and Industrial Facilities
- Close Proximity to Residential Communities, Retail Centers, and Employment Hubs
- Ideal for Commercial, Office, Medical, Industrial, or Mixed-Use Development (subject to City approval)
- Utilities Available in the Area (Buyer to Verify)
- Excellent opportunity to capitalize on Moreno Valley's continued commercial and industrial expansion
- APN's 263-111-023, 263-132-013, 263-132-014

Price: \$2,600,000 (Appx \$14.00psf)

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