

# AVAILABLE FOR SALE OR LEASE

28381 VINCENT MORAGA DRIVE  
TEMECULA, CA | 92590



MORAGA DISTRIBUTION CENTER

109,741 SF / SINGLE-TENANT INDUSTRIAL DISTRIBUTION BUILDING





## MORAGA DISTRIBUTION CENTER

TOTAL SQUARE FEET	109,741 SF
OFFICE AREA	15,841 SF (14%)
SITE AREA	5.87 Acres (255,574 SF)
YEAR BUILT	1997
SPRINKLERS	Yes
VEHICLE PARKING	108 Auto Stalls* (0.98 per 1,000 SF) *103 Auto Stalls after the street widening
TRUCK COURTS	130'
FOR SALE	\$210 PSF

CONSTRUCTION	Reinforced Concrete
CLEAR HEIGHT	40'-43'
DOCK HIGH DOORS	11
GRADE LEVEL DOORS	1
POWER	2,000 amps, 277/480 volt, 3phase
APN	921-291-021
ZONING	Light Industrial (LI), City of Temecula
YARD	Option for Outside Storage
FOR LEASE	\$1.10 PSF NNN (NETS = \$0.29 PSF)

# ASSET PROFILE

# SITE PLAN



## MORAGA DISTRIBUTION CENTER



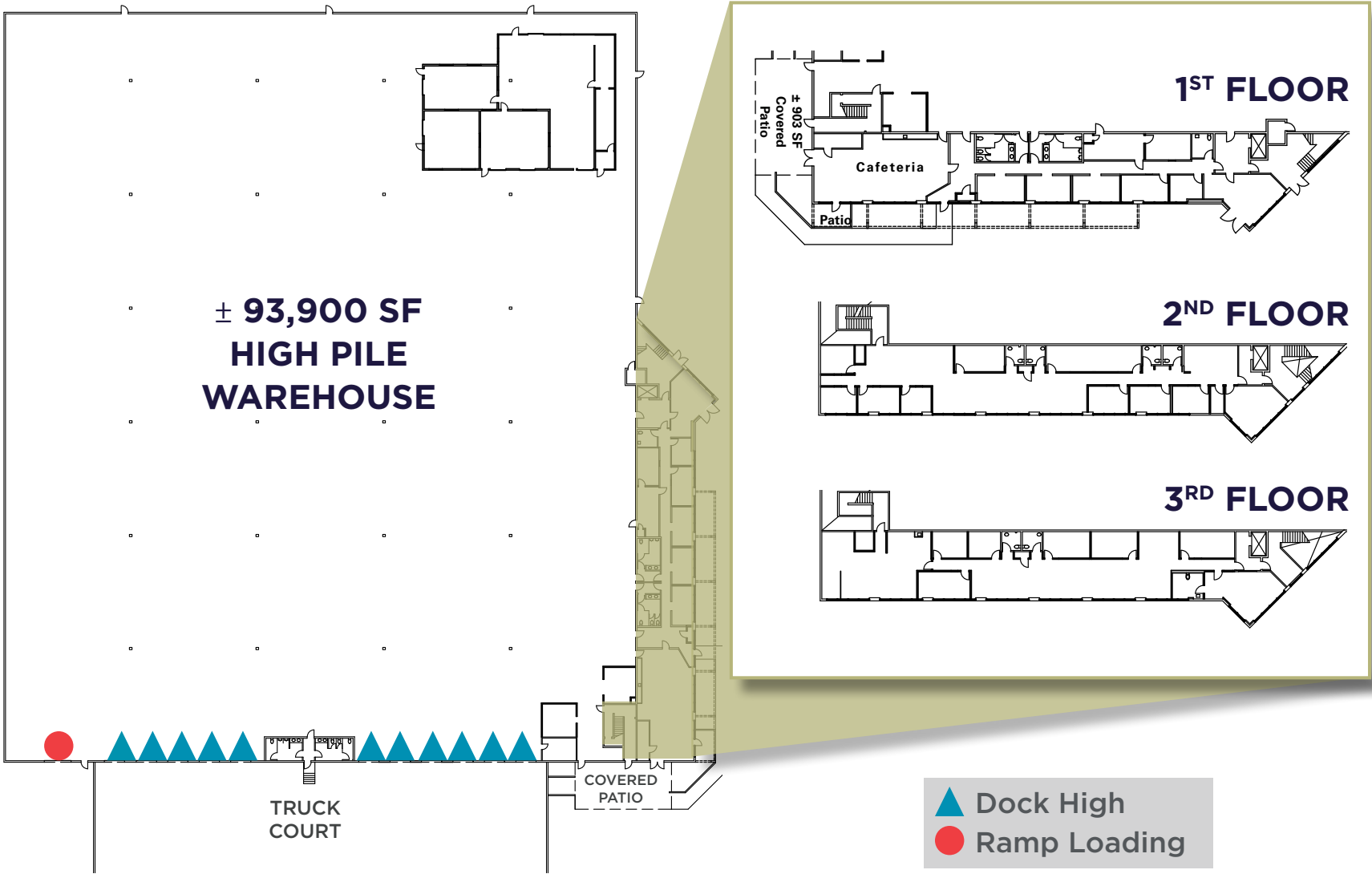
OCEANSIDE

FALLBROOK

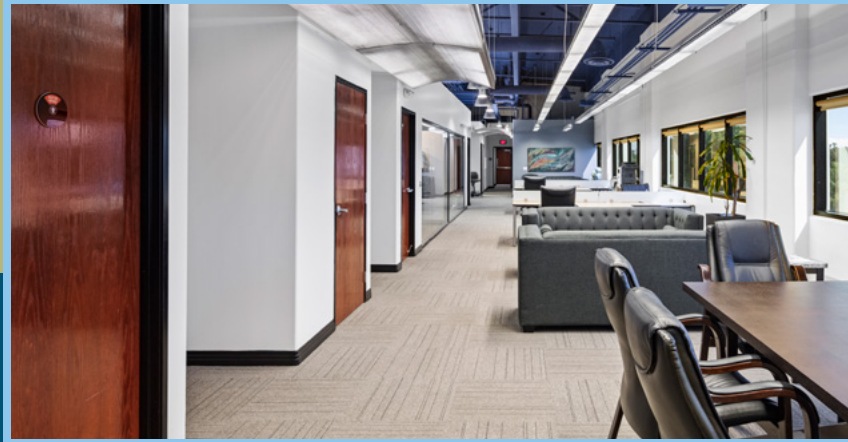
TEMECULA



# SITE PLAN







# 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



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