

FOR SALE

17,192 SF FREESTANDING BUILDING

14317 VETERANS WAY
MORENO VALLEY, CA



GORDON MIZE
951.445.4504
gmize@leetemecula.com
DRE #01275376

CHARLEY BLACK
951.445.4507
cblack@leetemecula.com
DRE #01000597

MICHAEL W. STRODE, MBA, CCIM, SIOR
951.445.4508
mstrode@leetemecula.com
DRE#00798900

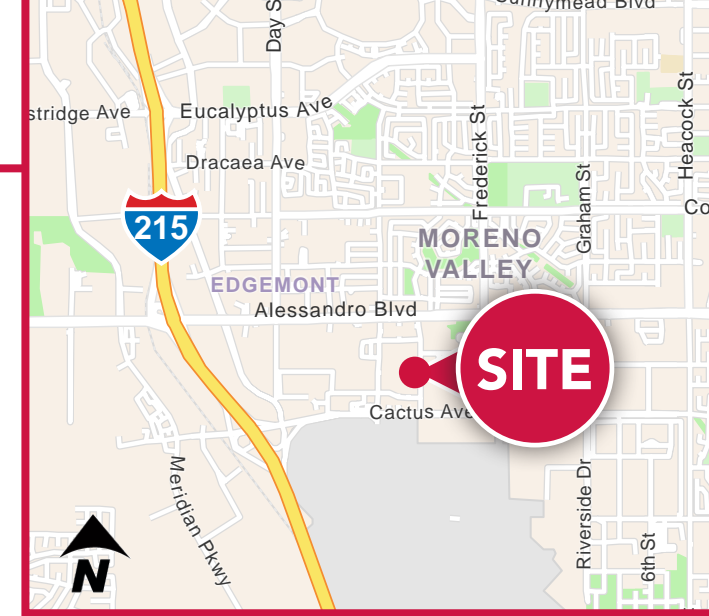
CONNOR STRODE
951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

PROPERTY FEATURES

- 17,192 sq. ft. freestanding building on 1 acre
- ±2006 construction;
- ±1,719 sq. ft. office area includes reception, 2 executive private offices, 3 restrooms, utility room.
- New Roof with 10 yr. warranty;
- New interior paint in both office and warehouse;
- Seller to provide an allowance for office flooring and standard finishes
- Zoning: LI: City of Moreno Valley
- 38 parking stalls
- Fenced Yard: ±7,500 SF
- Two 14' x 14' ground level roll up doors
- Two 8' x 10' dock high doors
- 22'+ warehouse clear height
- 400A, 277/480V, 3 phase electric
- Fire Sprinklers: .33/3,000 sf
- Security camera system
- No owner's association dues
- Easy I-215 freeway access at Cactus Ave.



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PROPERTY PHOTOS



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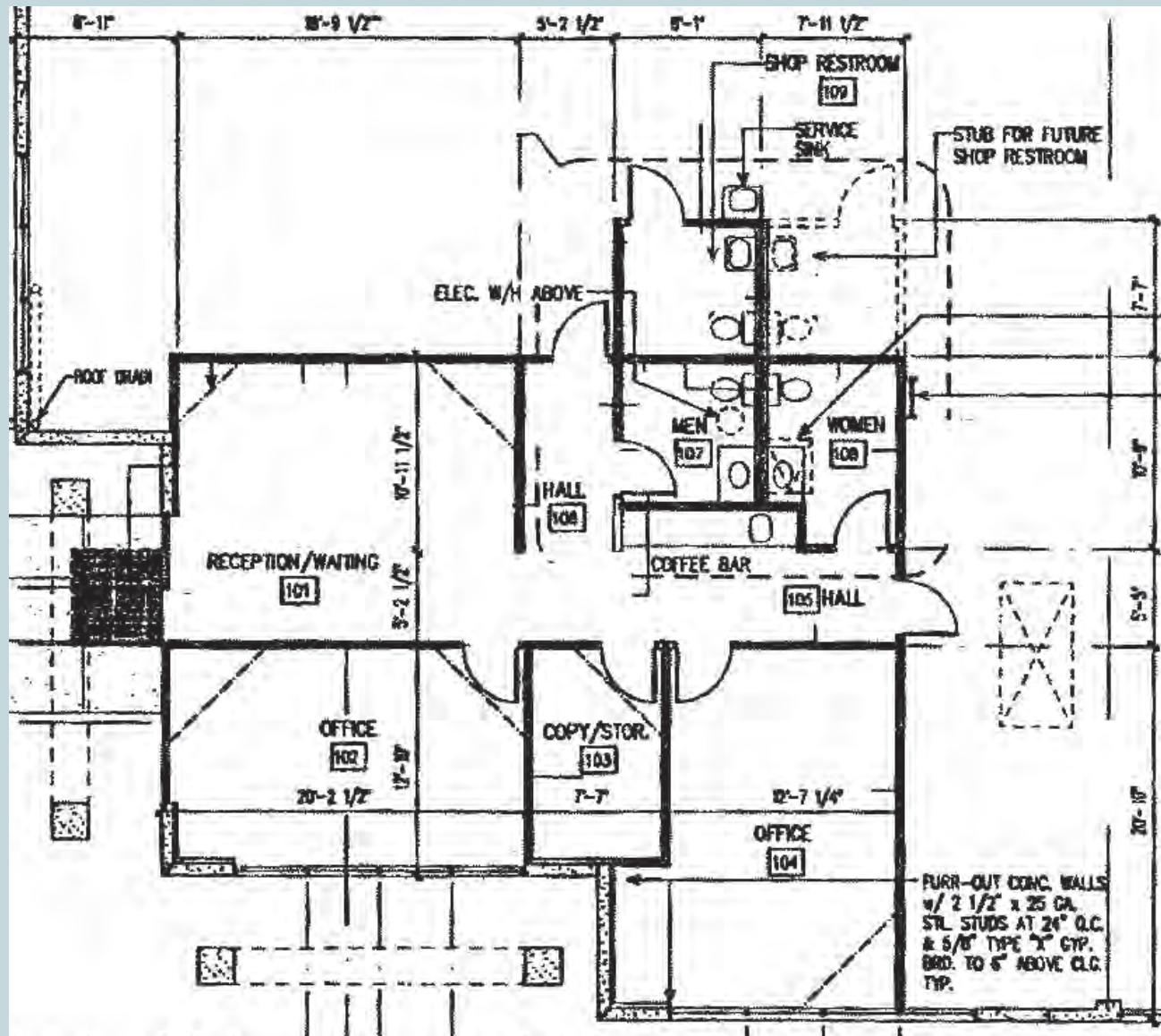
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OFFICE LAYOUT PLAN



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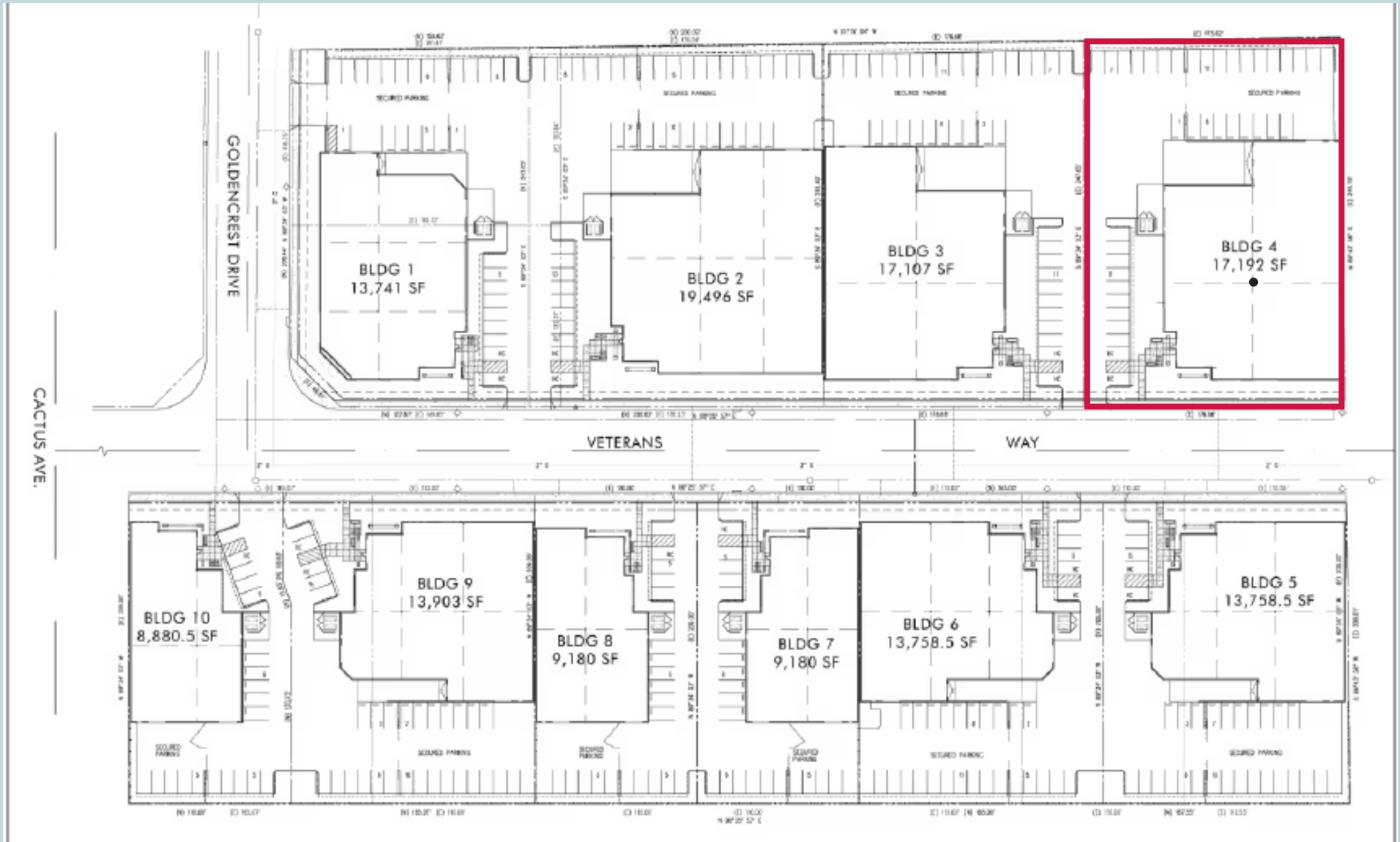
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SITE PLAN



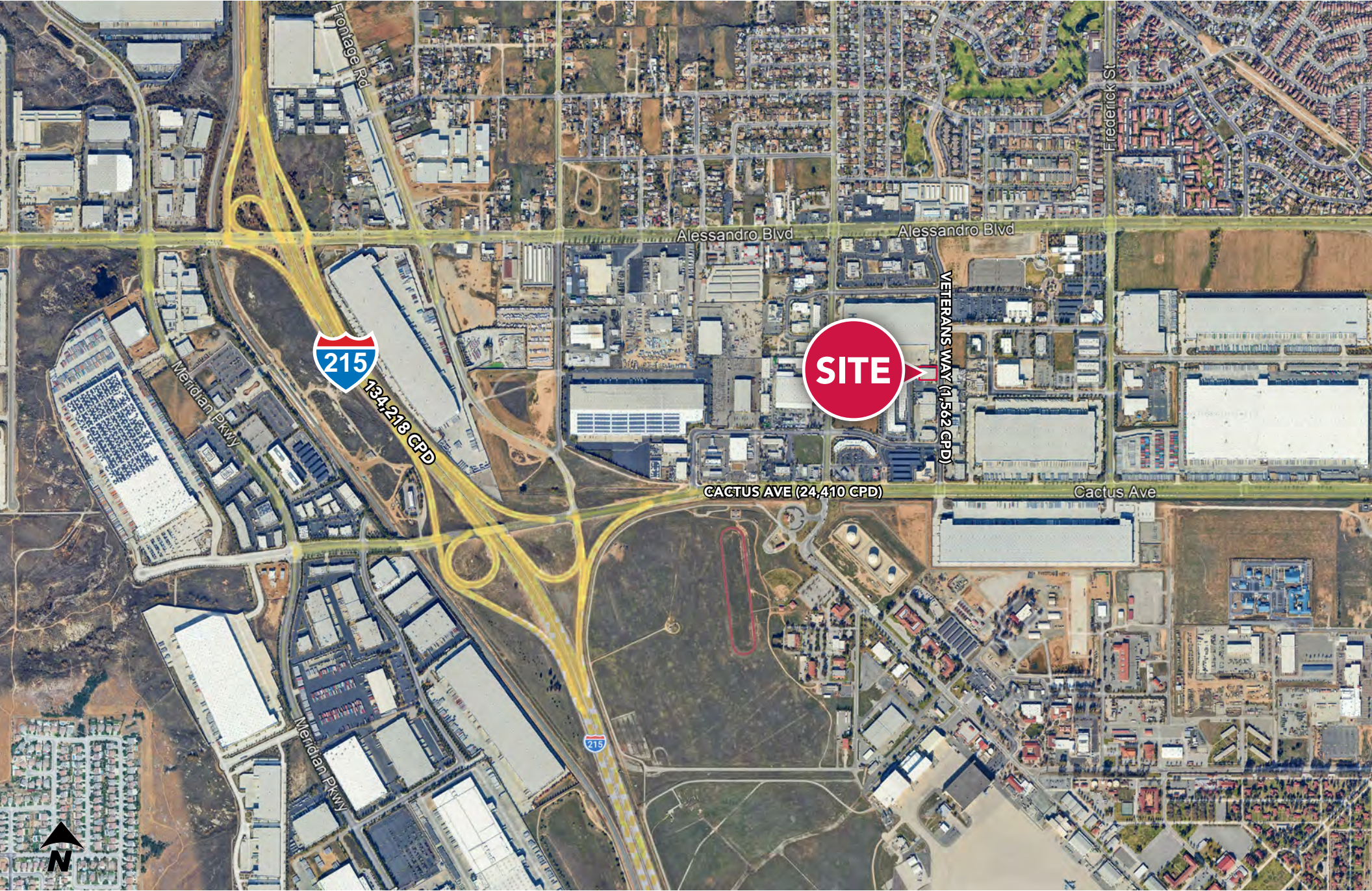
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SITE

134,218 CPD

CACTUS AVE (24,410 CPD)

VETERANS WAY (1,562 CPD)

Cactus Ave

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