

±436,350 SF
AVAILABLE FOR LEASE

17783 INDIAN STREET
MORENO VALLEY, CA



BUILDING SPECIFICATIONS

- ▶ **Building Size:** ±436,350 SF
- ▶ **Office Size:** ±4,852 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.

FOR MORE INFORMATION, CONTACT:



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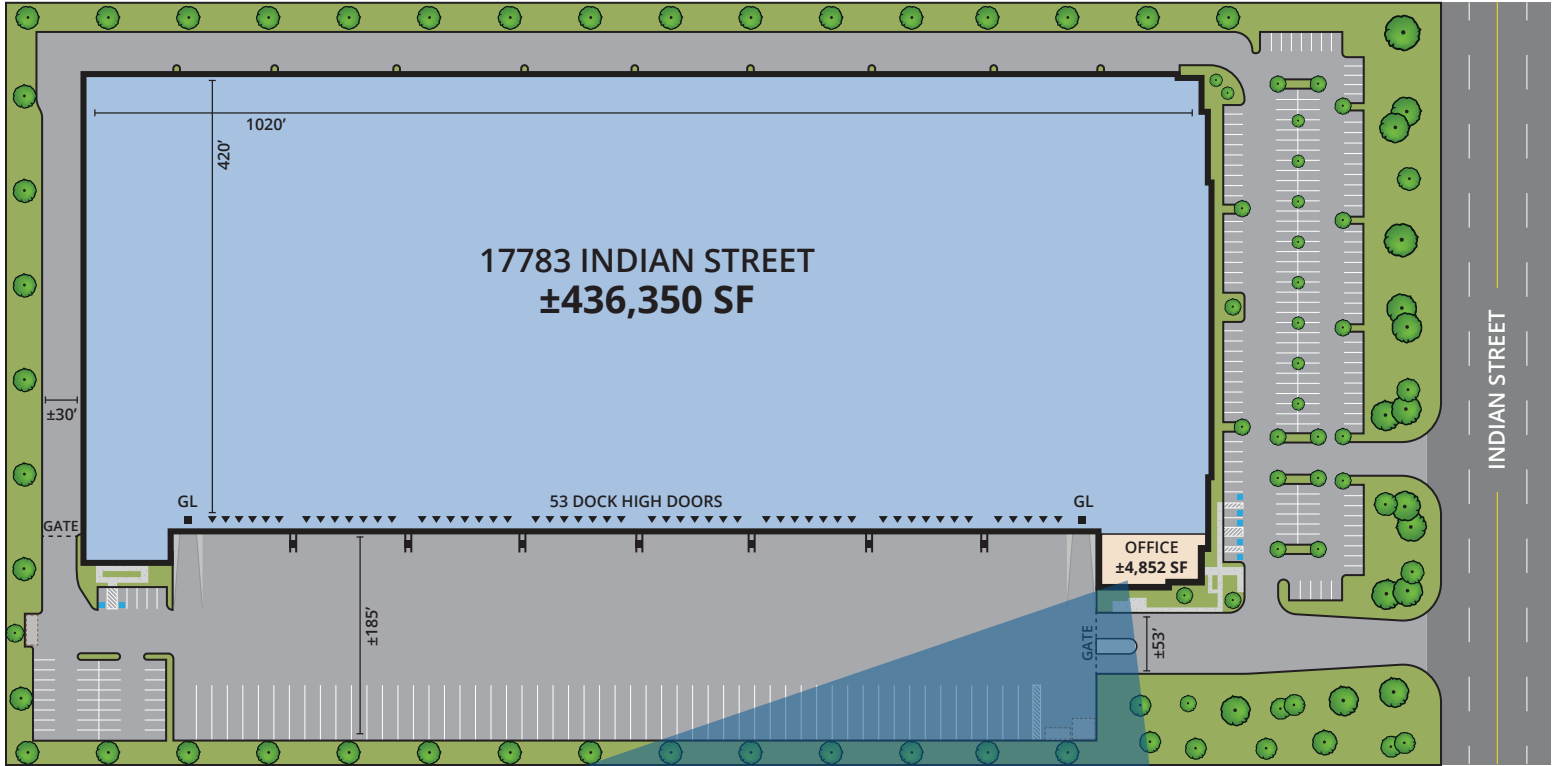
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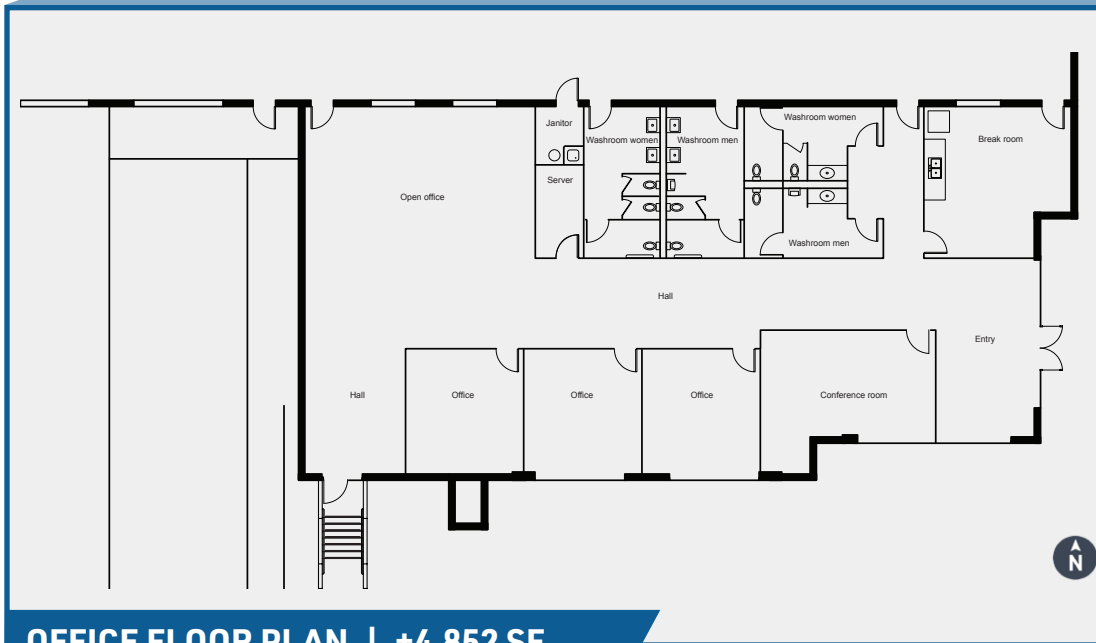
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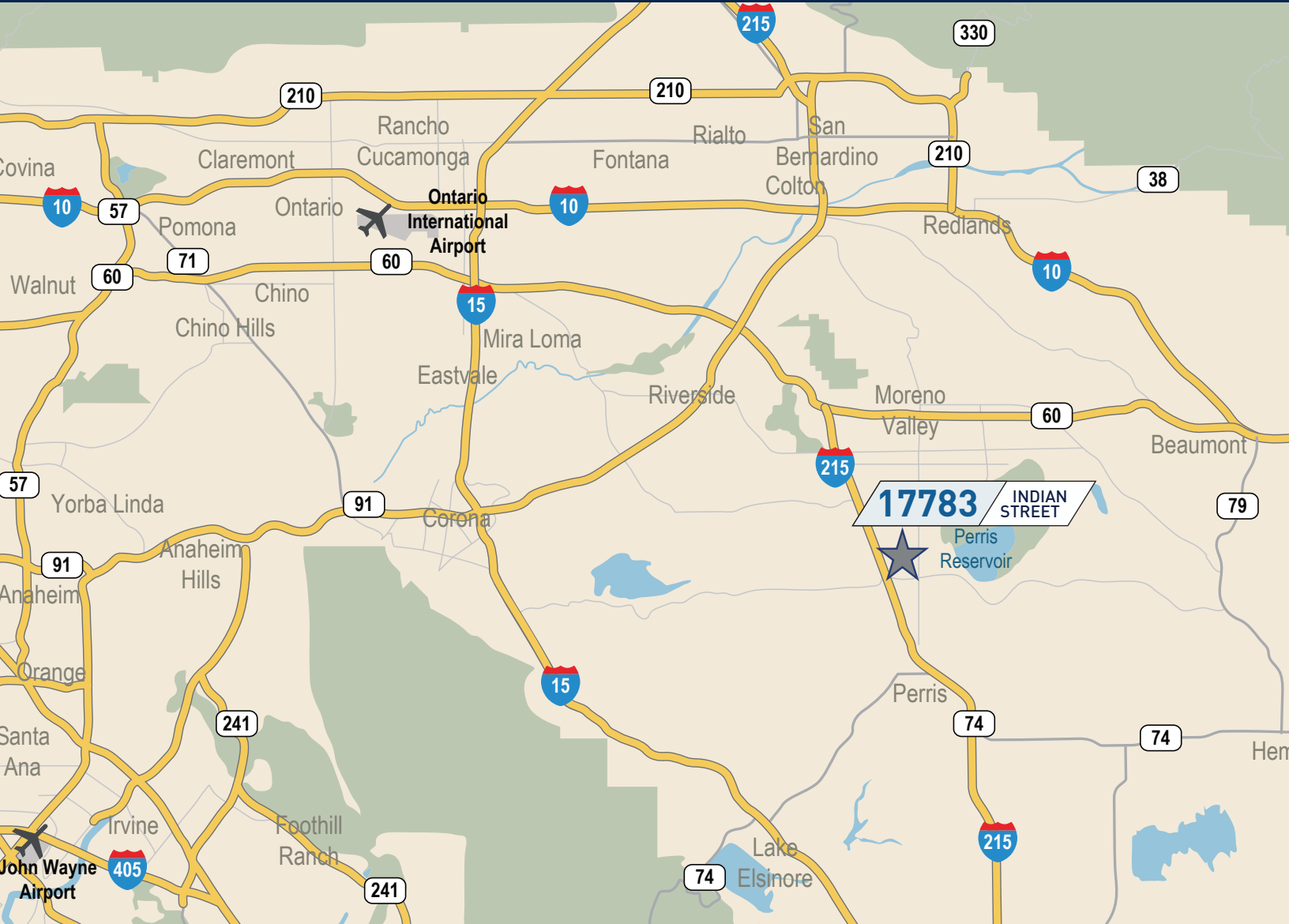
* Building area, parking spaces are approximate and to be verified.



OFFICE FLOOR PLAN | ±4,852 SF

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READY FOR IMMEDIATE OCCUPANCY

±436,350 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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