

AVAILABLE FOR LEASE

±256,795 SQUARE FOOT INDUSTRIAL BUILDING

# CENTERPOINTE BUSINESS CENTER

23850 BRODIAEA AVENUE, MORENO VALLEY, CALIFORNIA



**Voit**  
REAL ESTATE SERVICES

OWNED BY:

**ALERE**  
Property Group LLC



# 23850 BRODIAEA AVENUE

MORENO VALLEY, CALIFORNIA

PROPERTY OVERVIEW



±256,795 SQUARE FOOT INDUSTRIAL BUILDING



±3,691 SQUARE FOOT OFFICE TWO-STORY OFFICE AREA



ESFR SPRINKLER SYSTEM



36' CLEARANCE HEIGHT



33 DOCK HIGH DOORS



2 GROUND LEVEL DOORS



185' TRUCK COURT



156 AUTO PARKING SPACES



4000 AMPS WITH 277/480 VOLT (VERIFY)



LED WAREHOUSE LIGHTS W/ MOTION SENSORS



THIRTY (30) PIT-STYLE DOCK LEVELERS WITH 40,000 LB. CAPACITY

## Voit

REAL ESTATE SERVICES

**JUAN GUTIERREZ, SIOR**  
EXECUTIVE VICE PRESIDENT

909.545.8008  
jgutierrez@voitco.com

License #01777990

**SHY ASSAR, MBA/MRED**  
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**IAN OZIMEC, CCIM**  
SENIOR ASSOCIATE

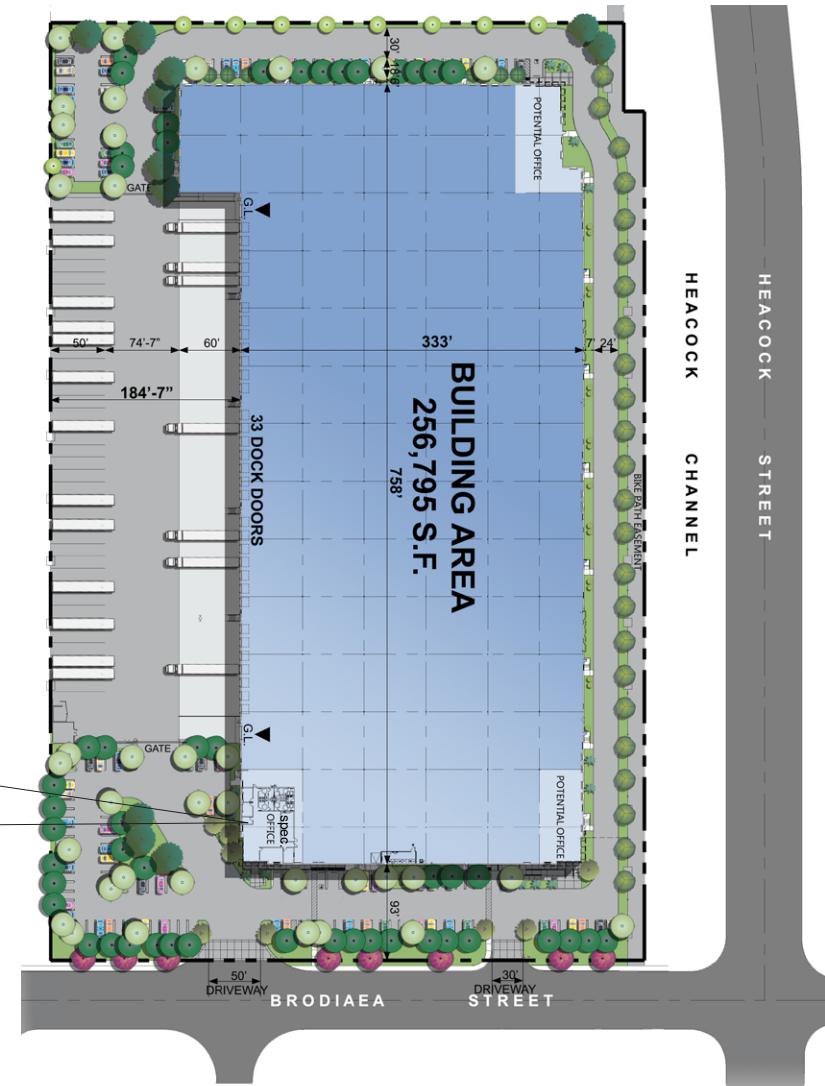
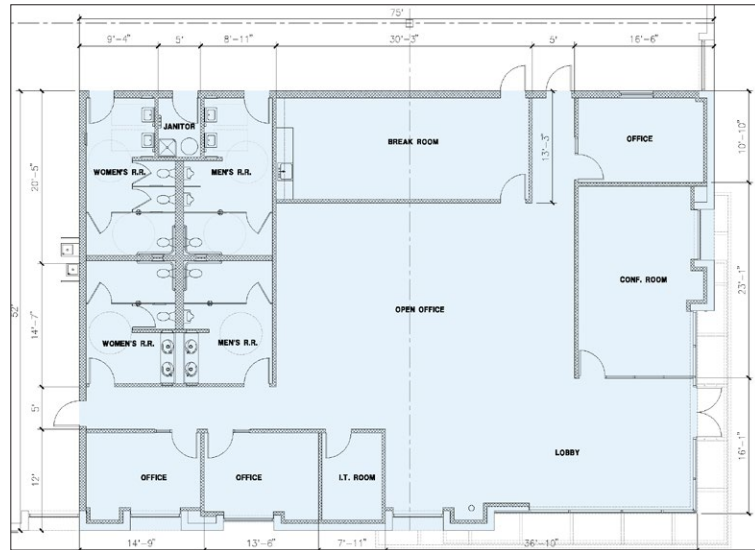
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SITE PLAN



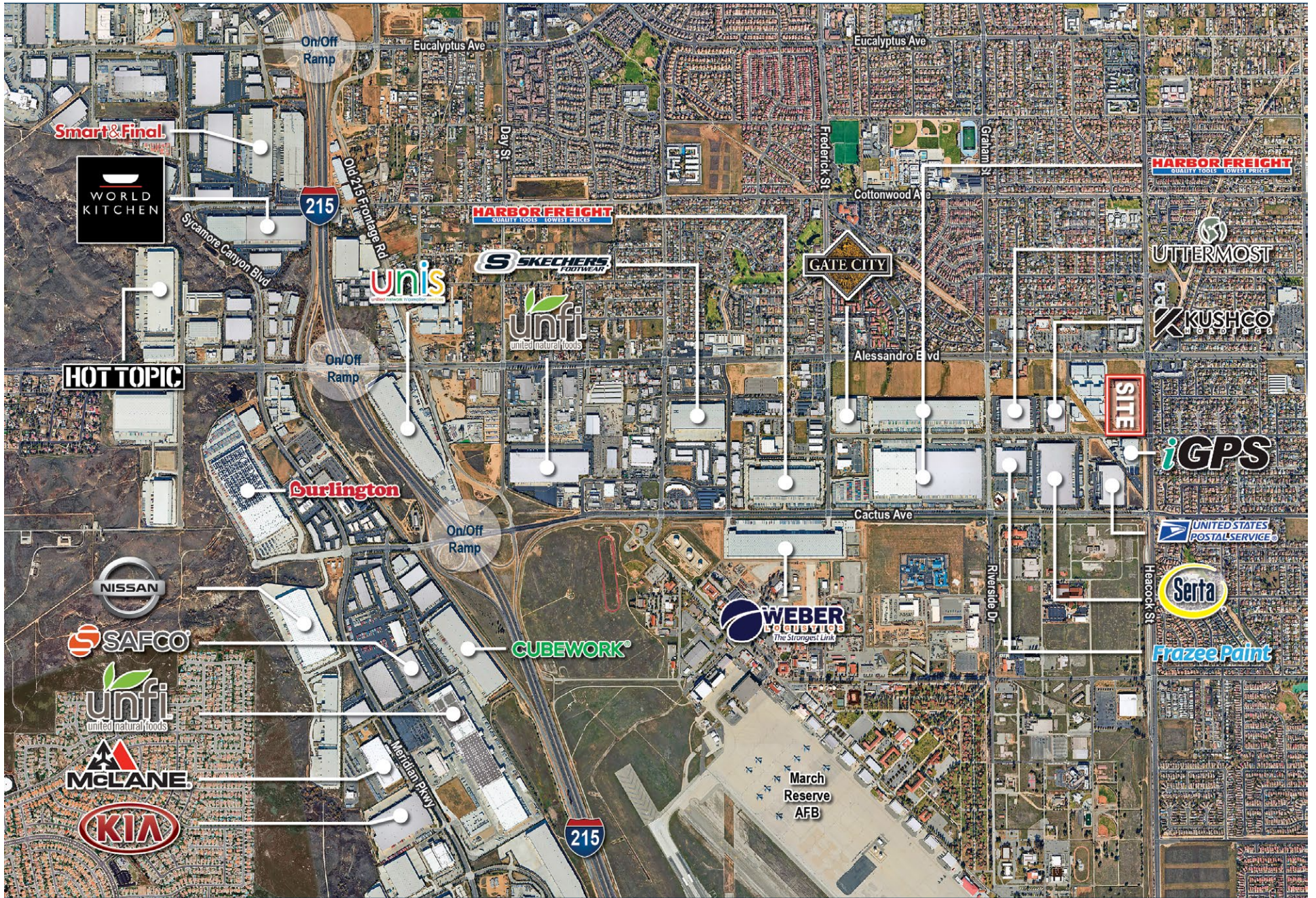
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TENANT AERIAL



## CONTACT INFORMATION

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