

# ALESSANDRO COMMERCE CENTER

NEC Alessandro Blvd & Day St, Moreno Valley



**AVAILABLE FOR LEASE OR SALE**

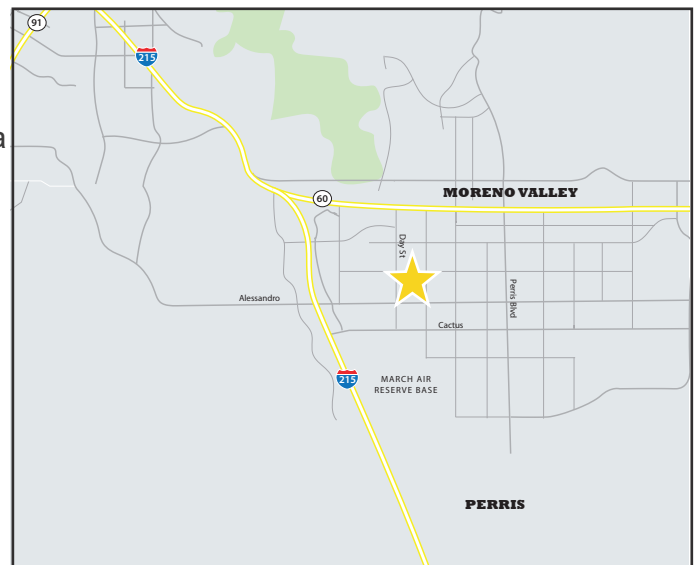
**162,527 SF**

**8.51 ACRES**

## PROPERTY FEATURES

- New Size: 162,527 SF
- 2 Ground Level Doors
- 23 Dock High Doors
- 7,105 SF Office Including 3,340 SF Finished Mezzanine Area
- 36' Clear Height
- 1,200 Amp, 277/480 Volt Power with 4,000 U.G.P.S.
- 175' Secured Truck Court (All Concrete)
- 147 Car Parking Stalls
- 23 Trailer Parking Stalls
- ESFR Sprinkler System
- LED Warehouse Lighting 20 Footcandle for Bulk Storage
- 0.5 miles to I-215, 2.5 miles to SR-60, 24 miles to Ontario International Airport and 68 miles to the Ports of Los Angeles & Long Beach
- Within an Opportunity Zone
- Reduced Moreno Valley Power Rates

## LOCATION MAP



For further information, please contact Exclusive Agents:

### Josh Hayes

+1 909 418 2287

josh.hayes@cbre.com

Lic. No: 01300731

### Joe Werdein

+1 909 418 2285

joe.werdein@cbre.com

Lic. No: 01791235

### Eloy Covarrubias

+1 909 418 2284

eloy.cova@cbre.com

Lic. No: 01462376

**CBRE**

**LDC**  
INDUSTRIAL REALTY, LLC

# ALESSANDRO COMMERCE CENTER

162,527 SF | 8.51 Arces

## SITE PLAN



© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

For further information, please contact Exclusive Agents:

**Josh Hayes**  
+1 909 418 2287  
josh.hayes@cbre.com  
Lic. No: 01300731

**Joe Werdein**  
+1 909 418 2285  
joe.werdein@cbre.com  
Lic. No: 01791235

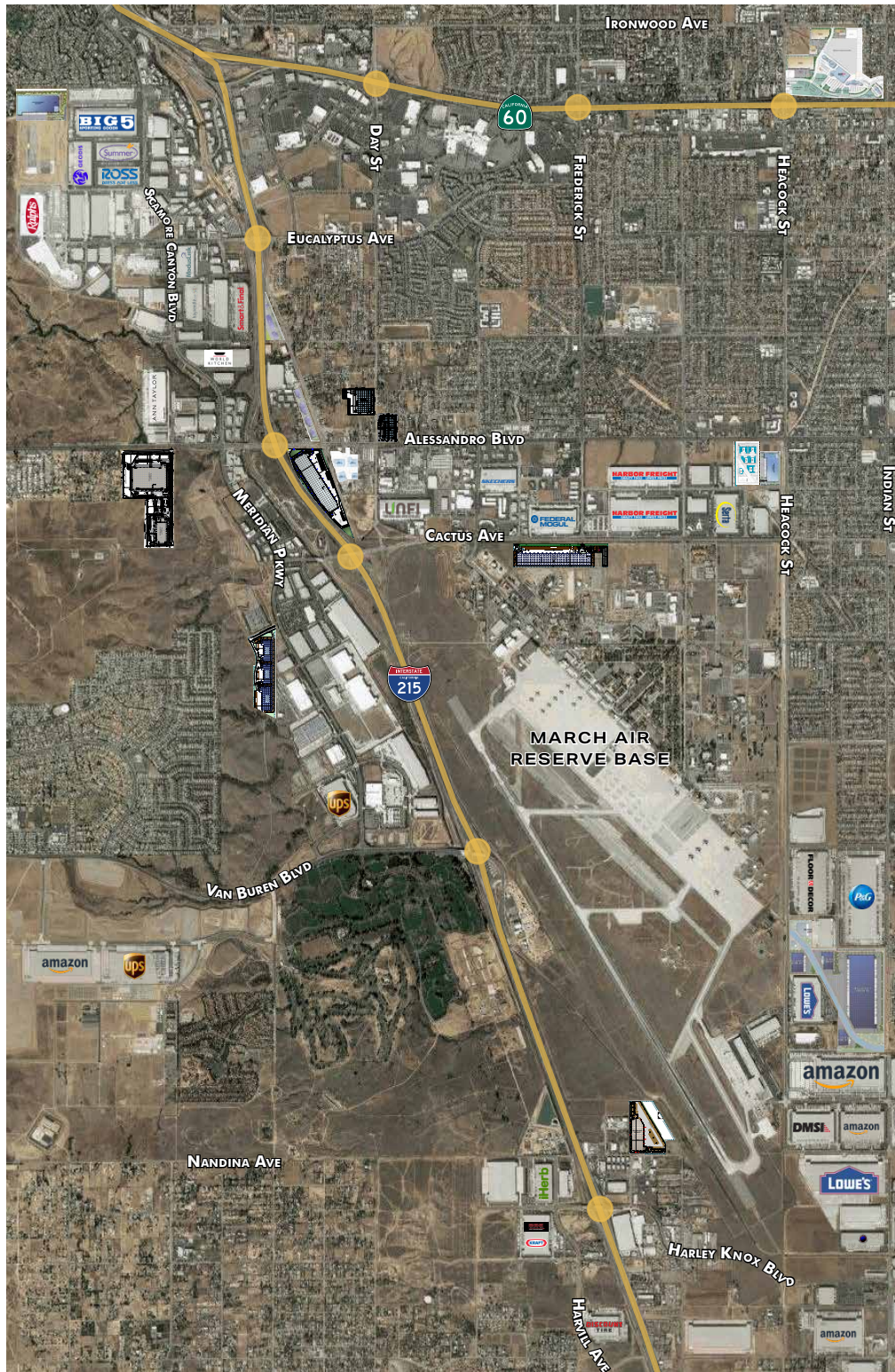
**Eloy Covarrubias**  
+1 909 418 2284  
eloy.cova@cbre.com  
Lic. No: 01462376



# ALESSANDRO COMMERCE CENTER

162,527 SF | 8.51 Acres

## AERIAL



For further information, please contact Exclusive Agents:

**Josh Hayes**  
+1 909 418 2287  
josh.hayes@cbre.com  
Lic. No: 01300731

**Joe Werdein**  
+1 909 418 2285  
joe.werdein@cbre.com  
Lic. No: 01791235

**Eloy Covarrubias**  
+1 909 418 2284  
eloy.cova@cbre.com  
Lic. No: 01462376

**CBRE**

**LDC**  
INDUSTRIAL REALTY, LLC