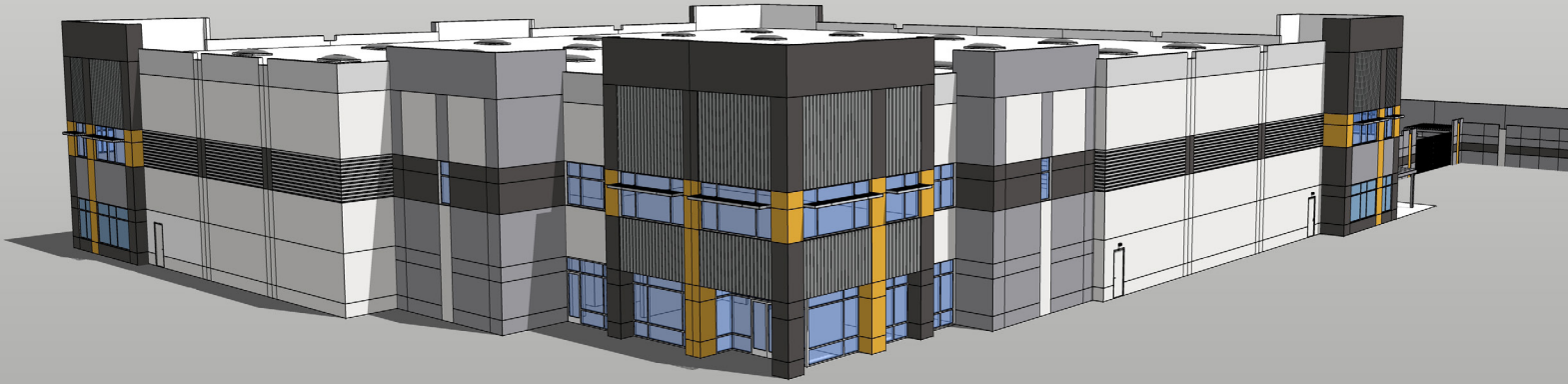


ENTITLED LAND FOR SALE  
BTS FOR SALE OR LEASE  
±35,225 SF AVAILABLE

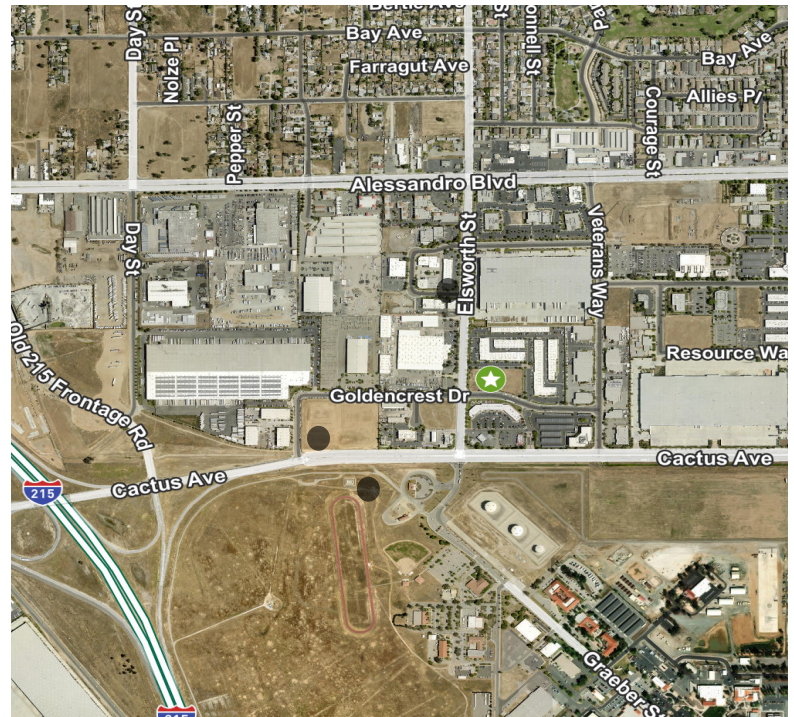


NEC of Goldencrest Dr. & Ellsworth St. | Moreno Valley, CA

### Property Features

- BTS Option for Lease and Sale
- Entitled Land for Sale
- ±2,245 SF of First Floor Office
- ±2,755 SF of Mezzanine
- 4 Dock High Doors & 1 Ground Level
- 29' Clear Height
- ESFR Sprinklers with K-25 Heads
- Concrete Yard & Parking (Fully Secured)
- 6" Building Slab
- 7" Interior Truck Apron Slab
- 1,000 amps of 277/480 3 Phase (Expandable to 1,600 AMPS)

### Locator Map

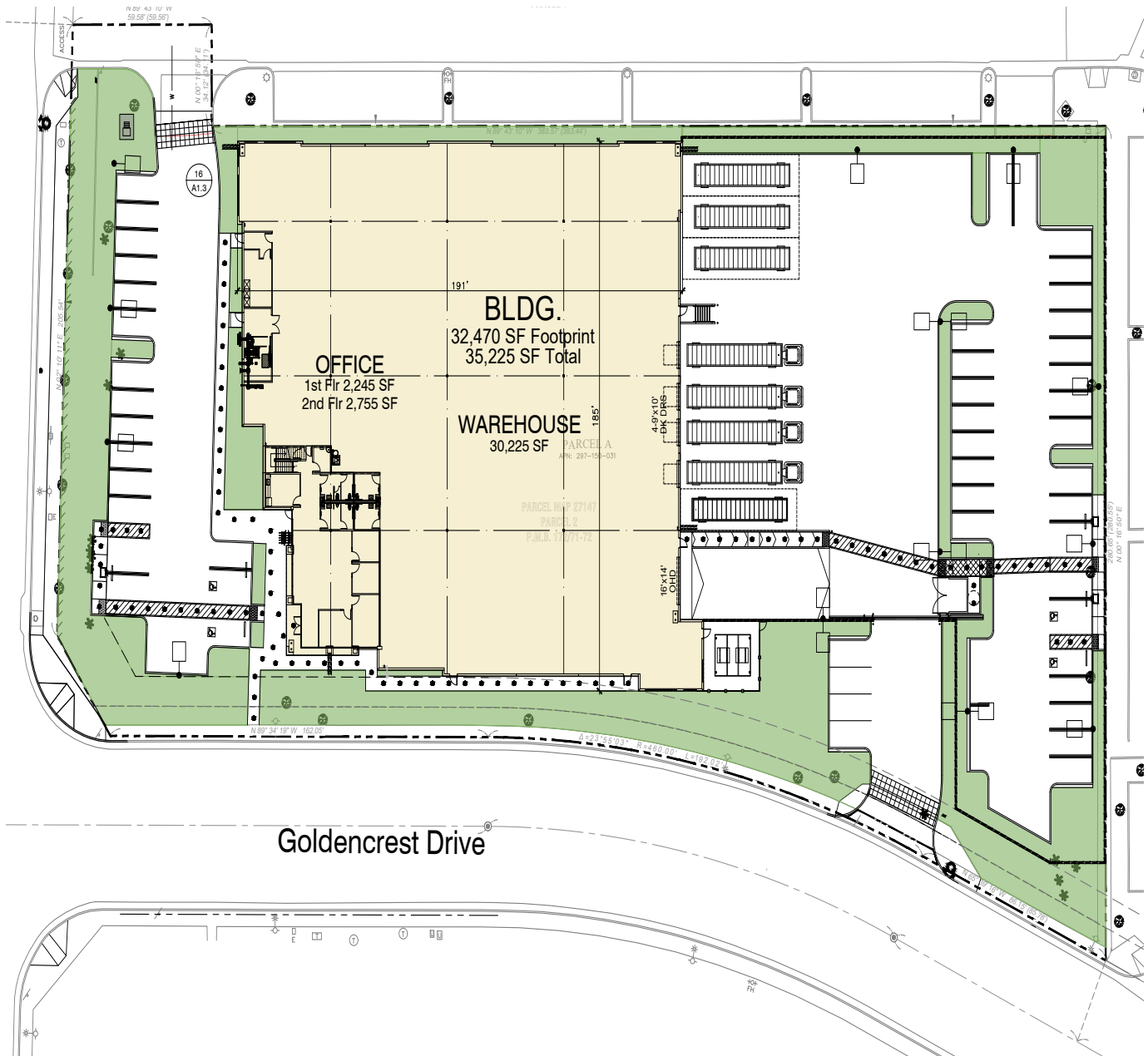


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