



# FOR SALE / LEASE

24830-24832 RIVARD ROAD, MORENO VALLEY, CA 92551

±43,400 SF

For More Information, Please Contact:

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COMPASS DANBE  
REAL ESTATE PARTNERS LLC



# SITE PLAN AND BUILDING FEATURES



Bldg	Address	Size (SF)	Lot (Acres)
1	24830 RIVARD RD.	21,700 SF	1.16 ACRES
2	24832 RIVARD RD.	21,700 SF	1.16 ACRES

±9,200 SF OF OFFICE SPACE

28 FT CLEAR HEIGHT

FULL USE OF WAREHOUSE WITH  
COLUMN-LESS DESIGN

ESFR K-25

2.5% SKYLIGHTS

800 AMP 277/480 VOLT 3 PHASE

LED LIGHTING

DRIVE AROUND ACCESS

PRIVATE AND SECURED YARD

126 FT TRUCK COURT

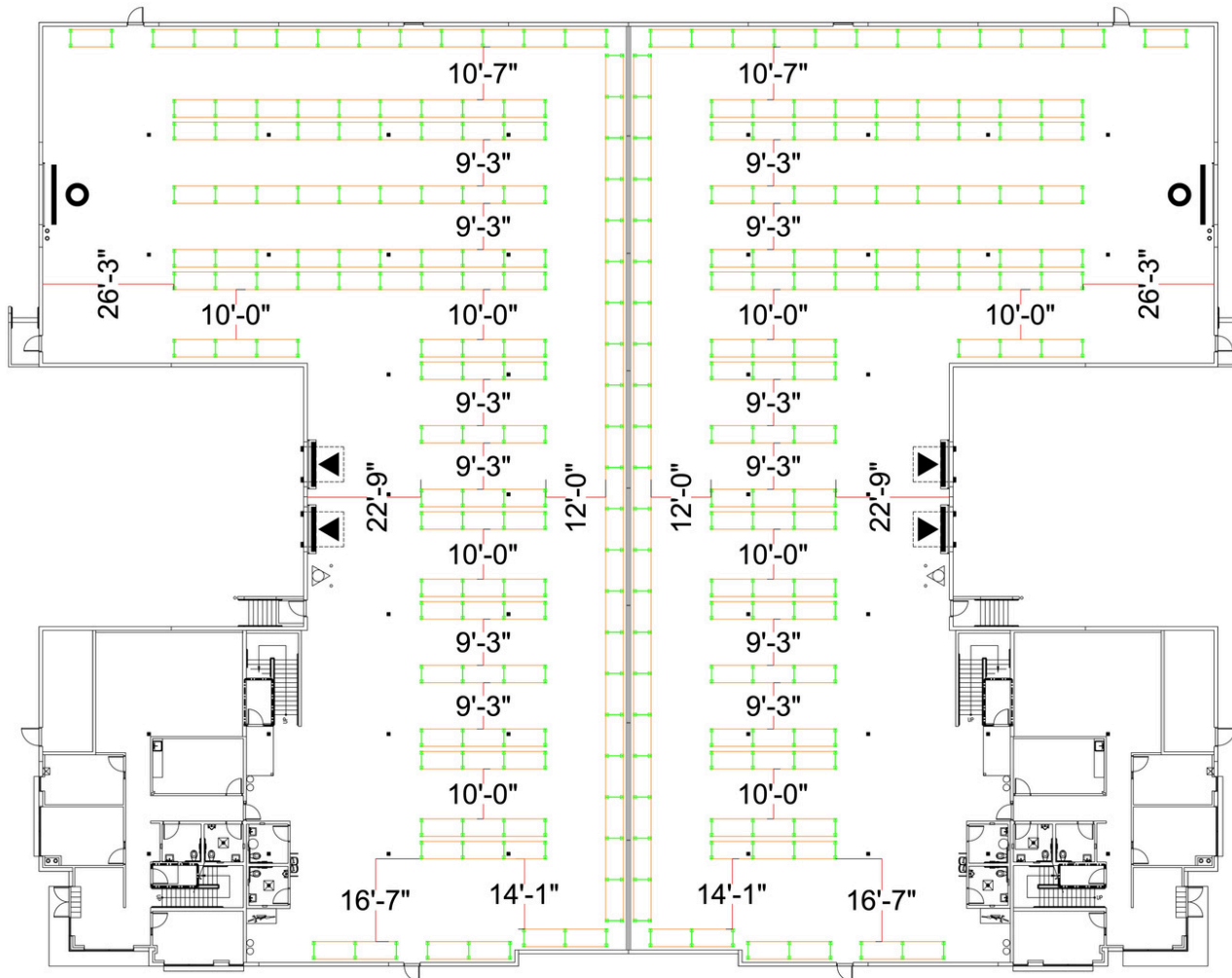
4 TRAILER STALLS / 78 CAR STALLS

4 DH DOORS / 2 GL DOORS

- 2 WITH LOAD LEVELERS

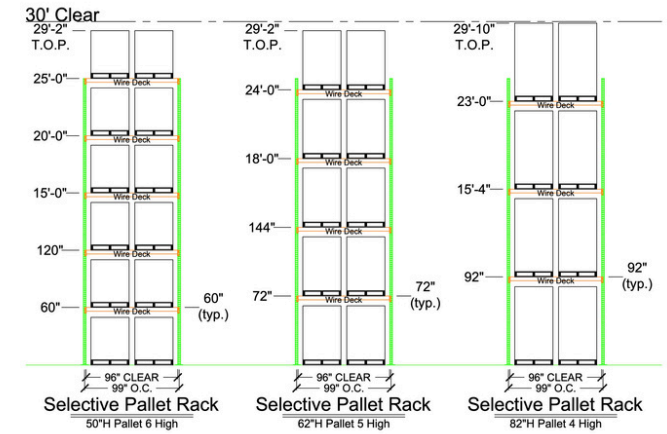
# COLUMN-LESS DESIGN

## Alternative Layout with Building Columns



### 30' CLEAR HEIGHT

Number of Bays	Pallet Height	Pallet Positions
246	50"	2,820
	62"	2,350
	82"	1,880



## CATALINA MATERIAL HANDLING

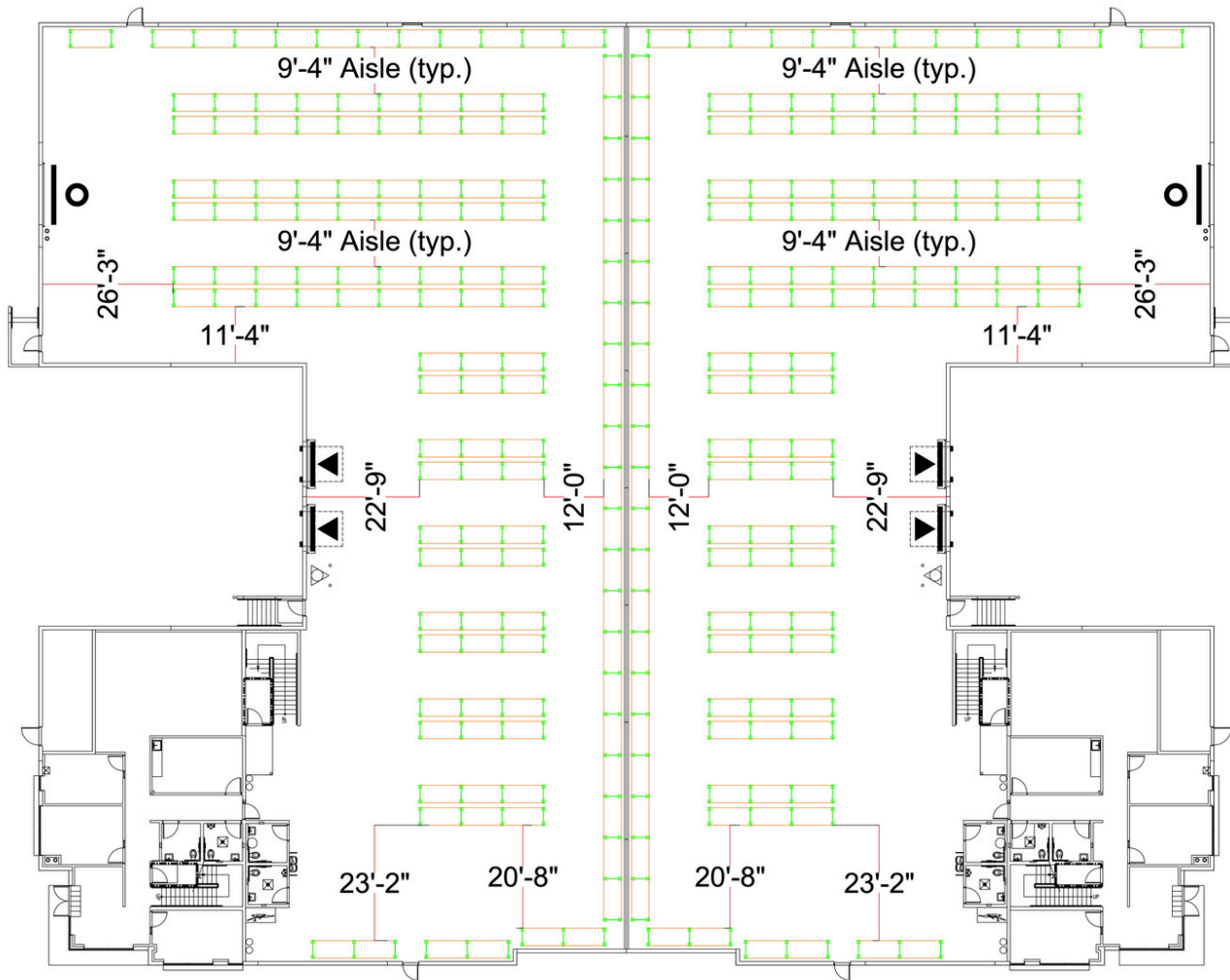
RACKING AND STORAGE SOLUTIONS

7351 Garden Grove Boulevard, Unit B \* Garden Grove, CA 92841  
Tel: (562) 997-1911 \* Email: sgraham@catalinamh.com

Disclaimer: the contained racking layout and elevation drawings illustrate general conceptual possibilities for marketing purposes only. Please contact Catalina Material Handling for specific design considerations of company products, forklift equipment and other design criteria.

# COLUMN-LESS DESIGN

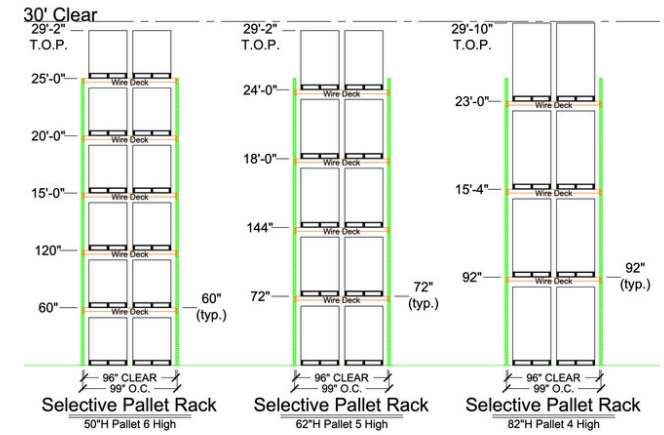
## Current Layout without Building Columns



### 30' CLEAR HEIGHT



Number of Bays	Pallet Height	Pallet Positions
258	50"	3,096
	62"	2,580
	82"	2,064



## CATALINA MATERIAL HANDLING

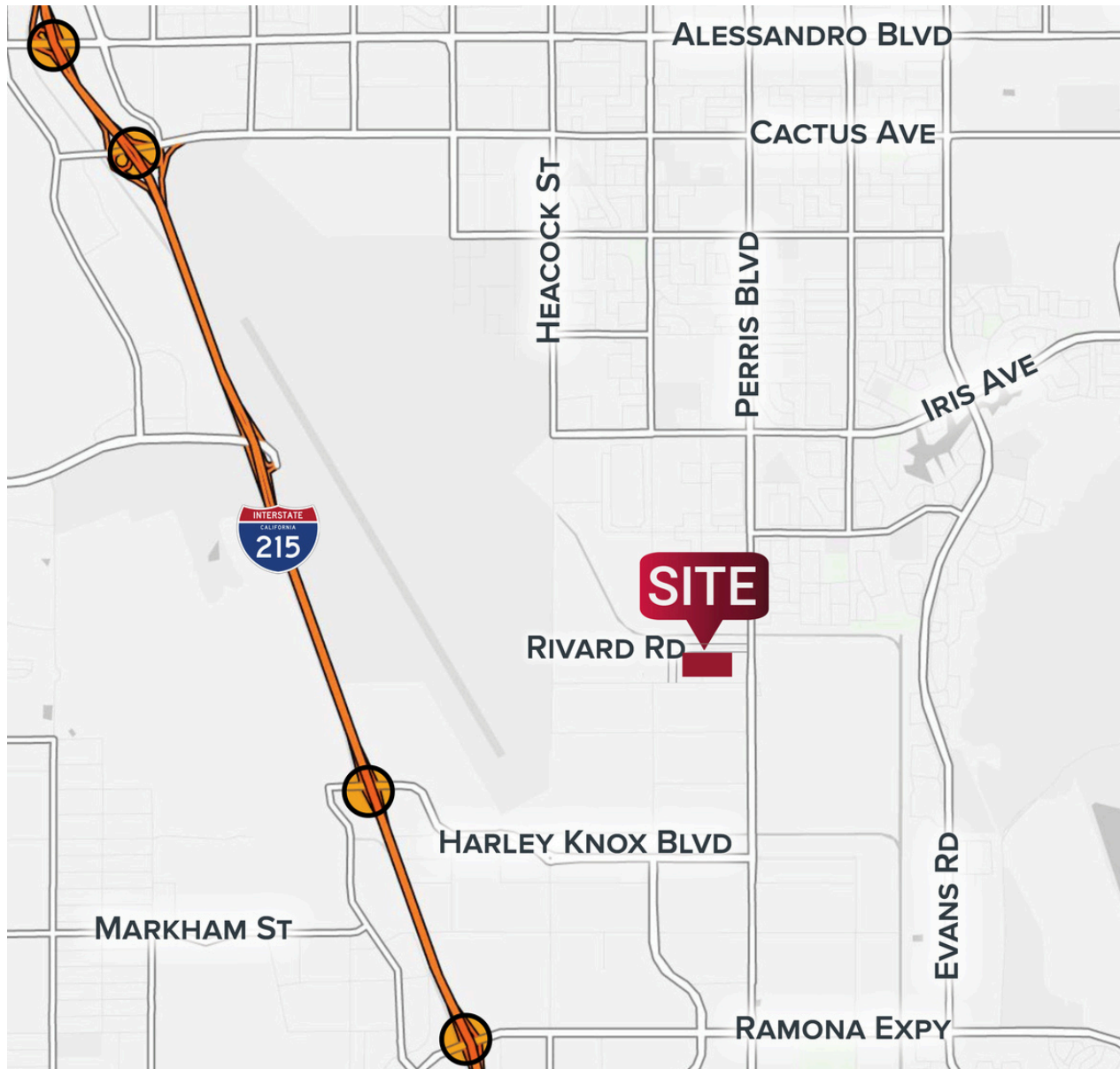
RACKING AND STORAGE SOLUTIONS

7351 Garden Grove Boulevard, Unit B • Garden Grove, CA 92841  
Tel: (562) 997-1911 • Email: [sgraham@catalinamh.com](mailto:sgraham@catalinamh.com)

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## COLUMN-LESS WAREHOUSE INCREASES CAPACITY BY 10%

# LOCATION MAP



## LOCATION HIGHLIGHTS

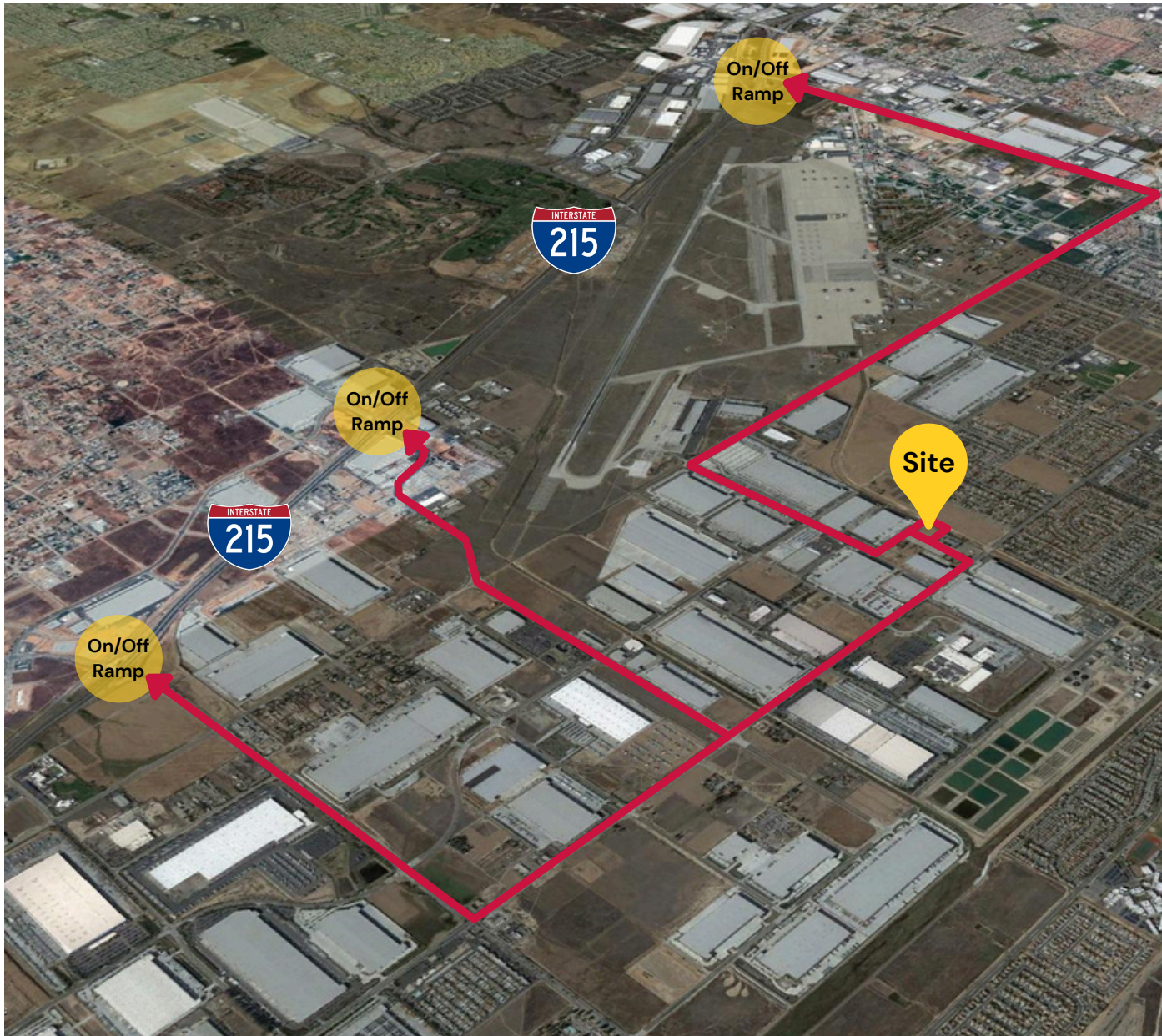
- Surrounded by Fortune 500 Companies
- Multiple Freeway Access Points
- Industrial Park Environment
- Corporate Neighbors Including Amazon, Home Depot, Ross, ResMed, Minka Lighting, O'Reily, etc.
- Immediate 215 Freeway Access
- ±25 min to I-10 Freeway
- ±30 min to I-15 Freeway
- ±15 min to I-60 Freeway
- ±30 min to I-91 Freeway

# TENANT MAP



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# LOCATION MAP



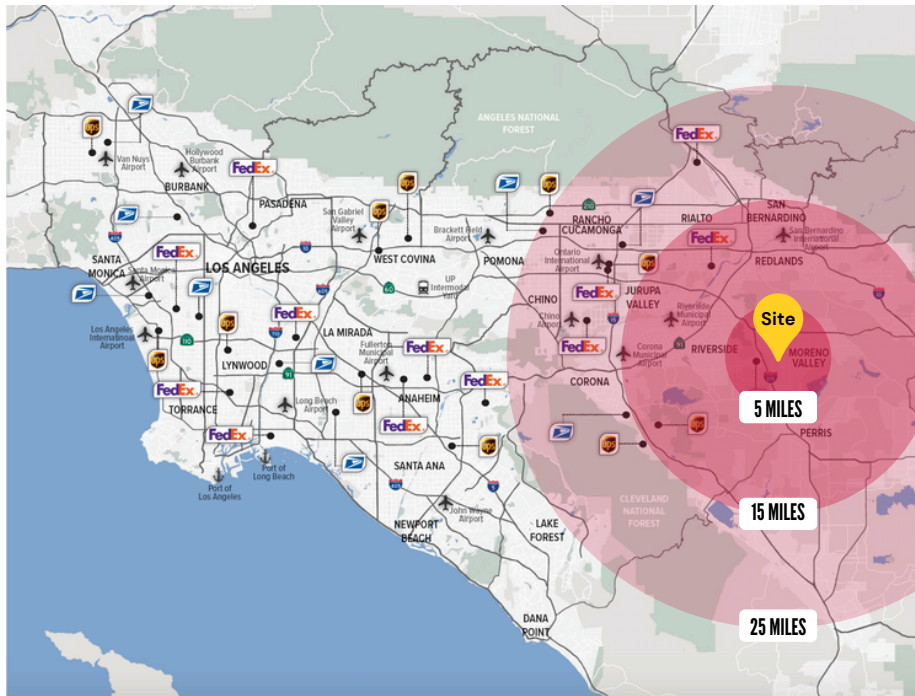
## 215 CORRIDOR INFORMATION

Inland Empire  
Vacancy Rate:  
**5.2%**

IEE Vacancy  
Rate:  
**5.5%**


Inland Empire  
Employment :  
**1.68M**

# DEMOGRAPHICS



# MORENO VALLEY DEMOGRAPHICS

## Key Facts

 **± 214,000**  
TOTAL POPULATION

 **± 33**  
MEDIAN AGE

 **3.71**  
AVERAGE HOUSEHOLD SIZE


 **± 82,000**  
MEDIAN HOUSEHOLD INCOME

## Income

 **± 26,000**  
PER CAPITA INCOME

 **± 5.5%**  
UNEMPLOYMENT RATE

## Education

 **± 78%**  
HIGH SCHOOL GRADUATE

 **± 17%**  
COLLEGE DEGREE

## Employment

 **± 45%**  
WHITE COLLAR

 **± 35%**  
BLUE COLLAR

 **± 19%**  
SERVICES

 **± 9.5%**  
UNEMPLOYED



# PROPERTY PHOTOS





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