

# OLD 215 FRONTAGE AND ALESSANDRO BLVD.

Moreno Valley, CA

6 Building Business Park totaling ±198,824 SF  
5 Buildings Available For Sale or Lease



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 **PHELAN**  
DEVELOPMENT



# SITE PLAN



## PRICE: \$320

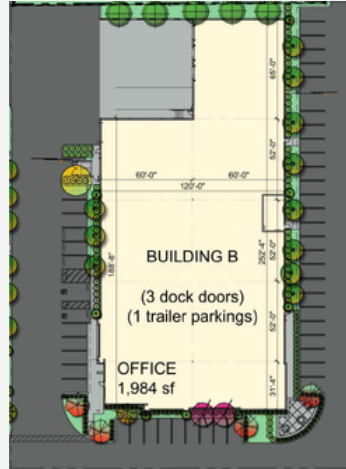
### BUILDING A - 13850 OLD 215 FRONTAGE RD



- 51,069 SF
- 30' Clear Height
- 3,073 SF of Two-Story Office
- 6 Dock High Doors
- 1 Ground Level Door
- 6 Trailer Parking Stalls
- 49 Car Parking Stalls
- Secured Yard
- 130 ft Truck Court
- ESFR K-25
- 800 Amps of Power

## PRICE: \$295

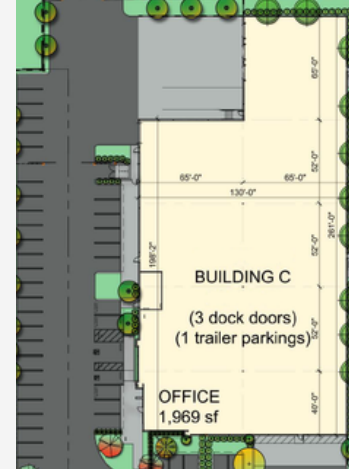
### BUILDING B - 13860 OLD 215 FRONTAGE RD



- 26,330 SF
  - 30' Clear Height
  - 1,984 SF Office\*
  - 3 Dock High Doors
  - 1 Ground Level Door
  - 3 Trailer Parking Stalls
  - 32 Car Parking Stalls
  - Private and Secured Yard
  - 123 ft Truck Court
  - ESFR K-25
  - 800 Amps of Power
- \*Possible Expansion, Additional 1,000 Sf Mezzanine

## PRICE: \$295

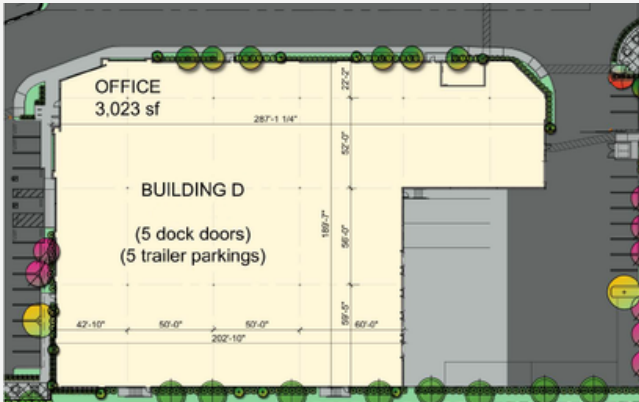
### BUILDING C - 13870 OLD 215 FRONTAGE RD



- 29,662 SF
  - 30' Clear Height
  - 1,969 SF Office\*
  - 3 Dock High Doors
  - 1 Ground Level Door
  - 3 Trailer Parking Stalls
  - 34 Car Parking Stalls
  - Private and Secured Yard
  - 120 ft Truck Court
  - ESFR K-25
  - 800 Amps of Power
- \*Possible Expansion, Additional 1,000 Sf Mezzanine

## PRICE: \$310

### BUILDING D - 13880 OLD 215 FRONTAGE RD



- 44,982 SF
- 30' clear height
- 3,023 SF Two-Story Office
- 5 Dock High Doors
- 1 Ground Level Door
- 5 Private Trailer Parking Stalls
- 47 Car Parking Stalls
- Private and Secured Yard
- 124 ft Truck Court
- ESFR K-25
- 800 Amps of Power

## PRICE: \$299

### BUILDING E - 13890 OLD 215 FRONTAGE RD



- 23,530 SF
  - 30' Clear Height
  - 1,988 SF Office\*
  - 3 Dock High Doors
  - 1 Ground Level Door
  - 3 Trailer Parking Stalls
  - 31 Car Parking Stalls
  - Private and Secured Yard
  - 130 ft Truck Court
  - ESFR K-25
  - 800 Amps of Power
- \*Possible Expansion, Additional 1,000 SF Mezzanine

## BUILDING A - 13850 OLD 215 FRONTAGE RD



- 51,069 SF

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- 30' CLEAR HEIGHT

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- 3,073 SF TWO-STORY OFFICE

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- 6 DOCK HIGH DOORS

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- 1 GROUND LEVEL DOOR

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- 6 TRAILER PARKING STALLS

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- 49 CAR PARKING STALLS

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- SECURED YARD

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- 130 FT TRUCK COURT

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- ESFR K-25

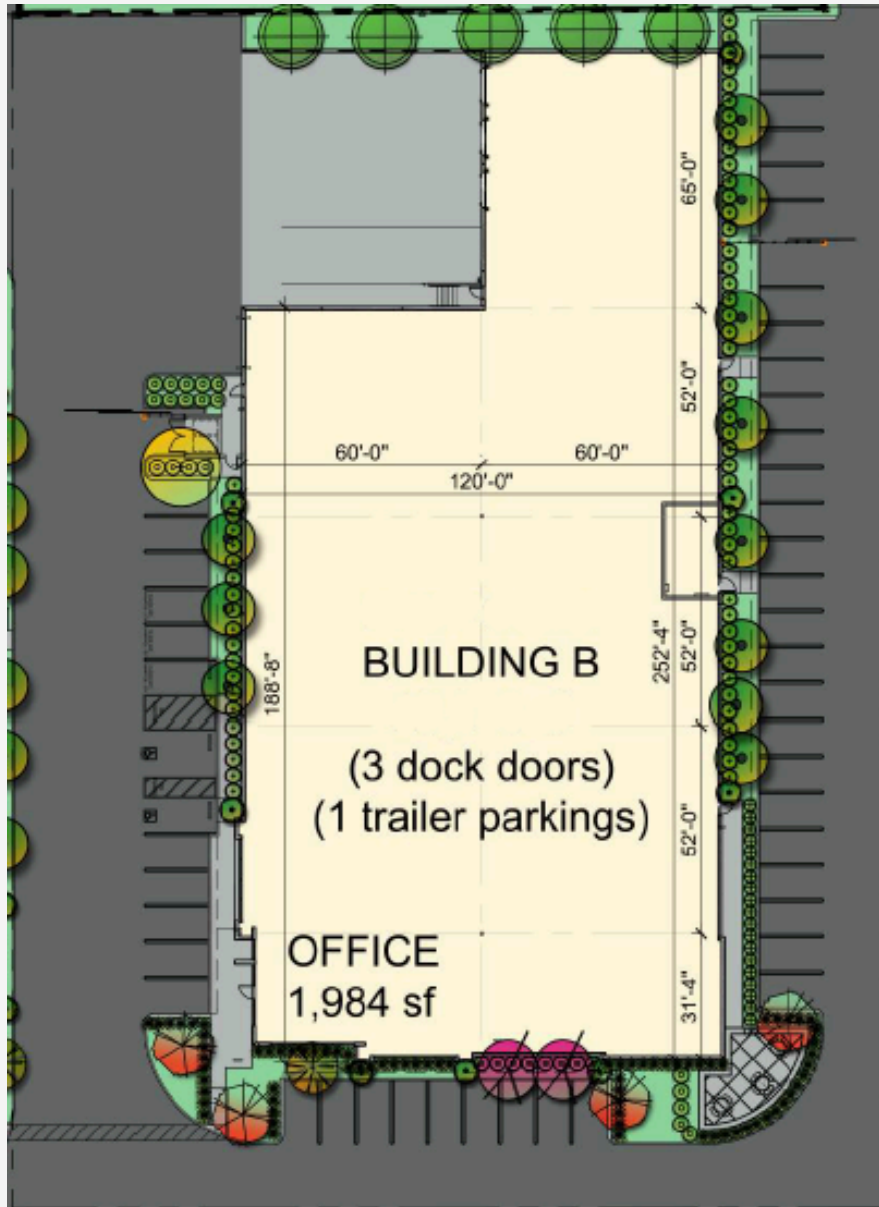
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- 800 AMPS OF POWER

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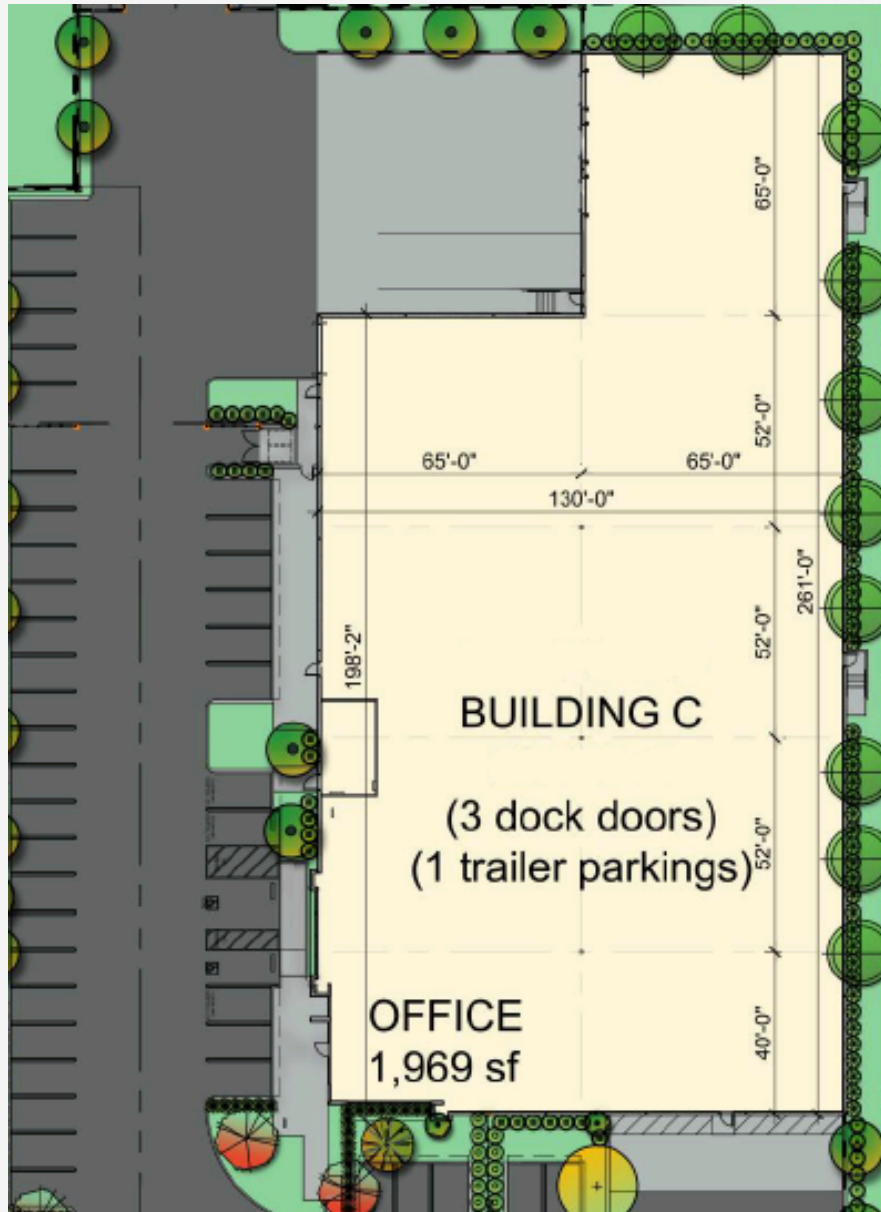
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- 32 CAR PARKING STALLS
- PRIVATE AND SECURED YARD
- 123 FT TRUCK COURT
- ESFR K-25
- 800 AMPS OF POWER

\*POSSIBLE EXPANSION, ADDITIONAL 1,000 SF MEZZANINE

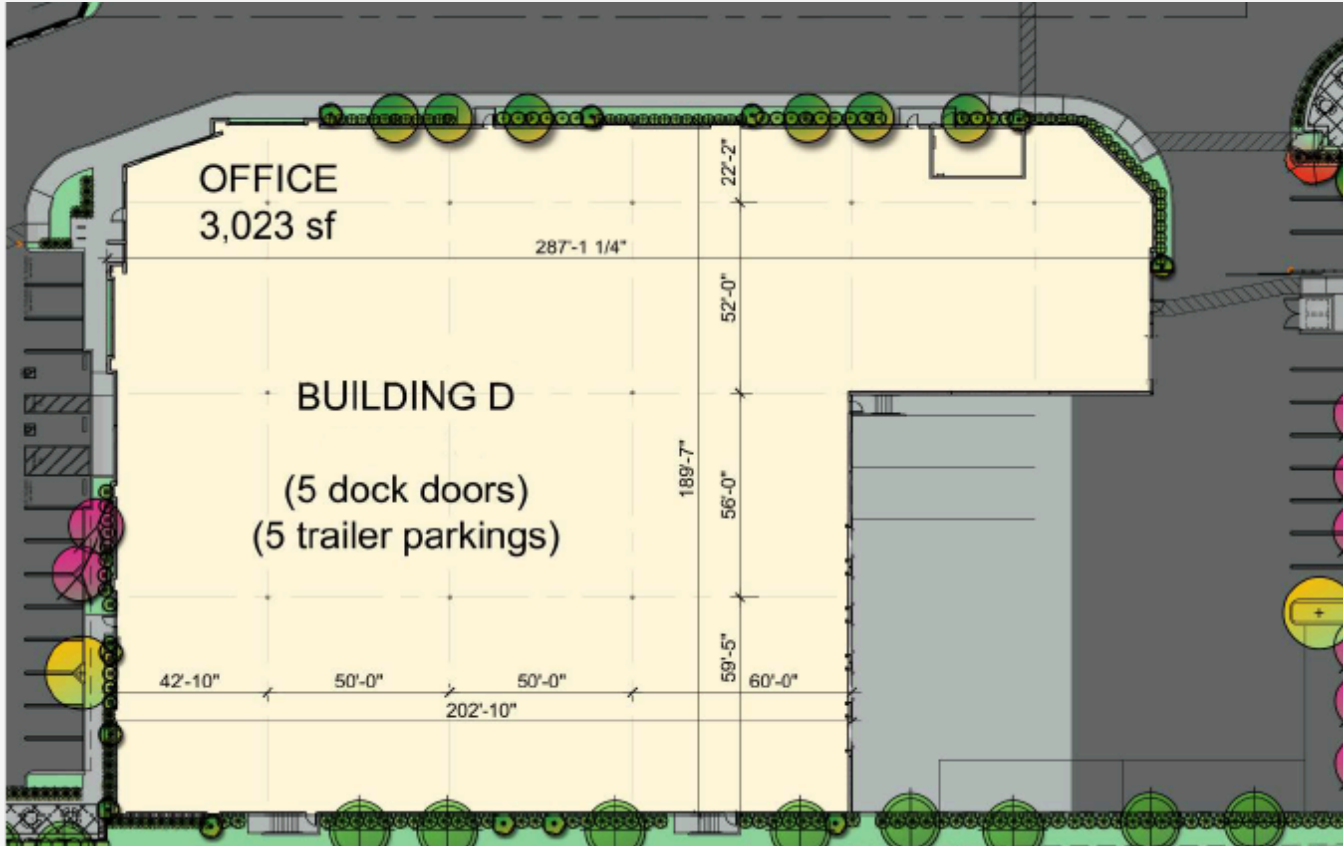
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- 120 FT TRUCK COURT
- ESR K-25
- 800 AMPS OF POWER

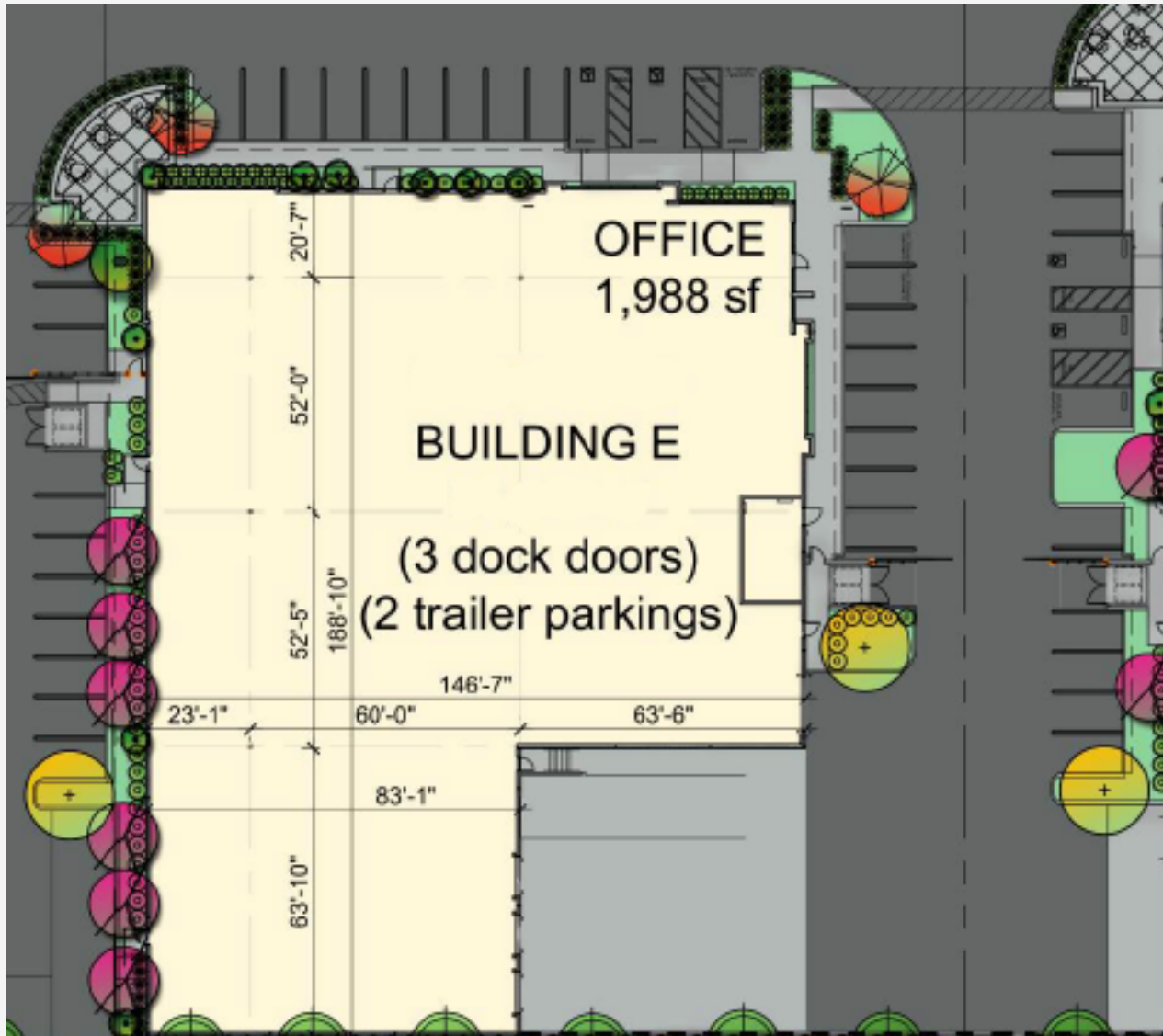
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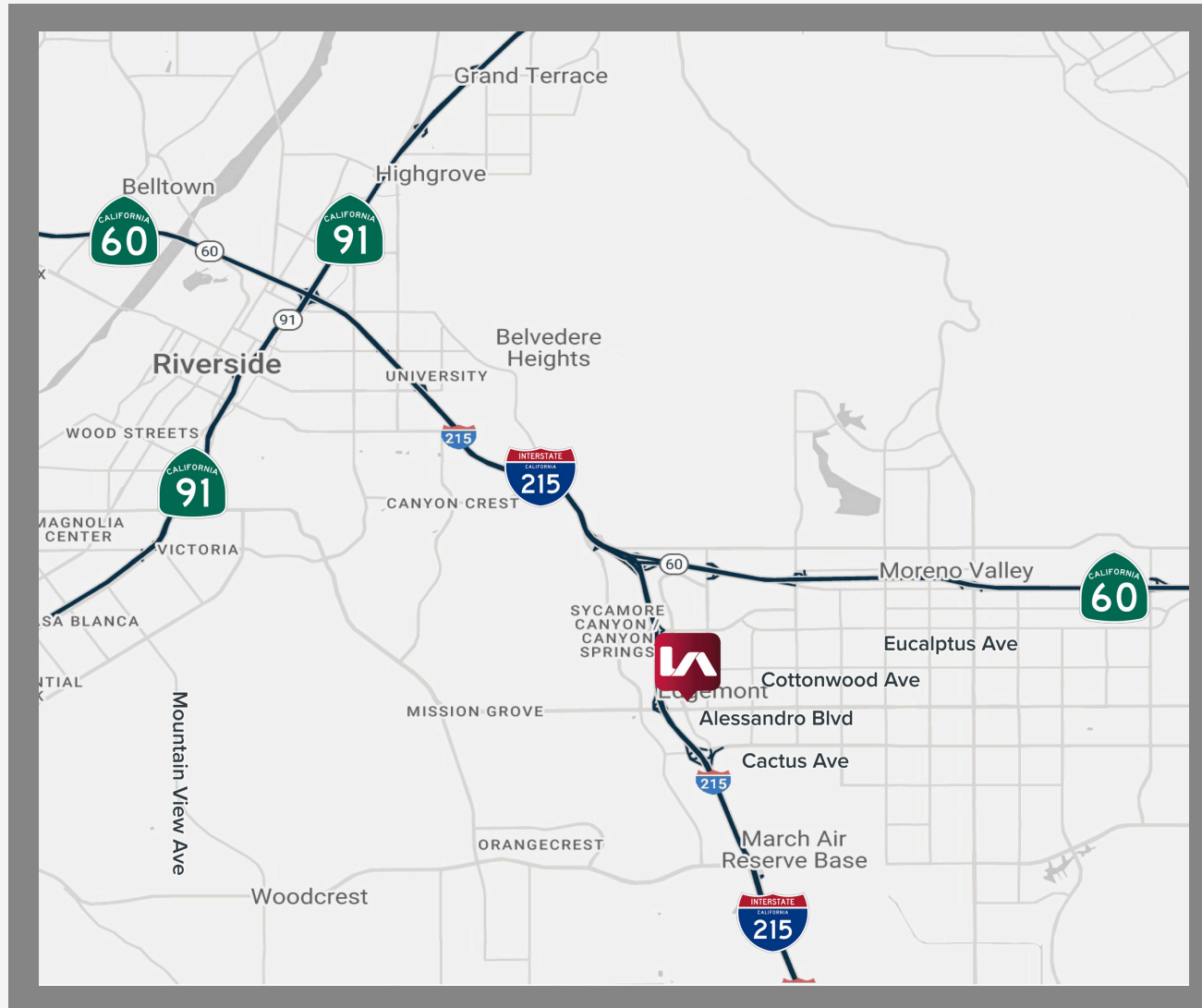
• ESFR K-25

• 800 AMPS OF POWER

\*POSSIBLE EXPANSION, ADDITIONAL 1,000 SF MEZZANINE



# LOCATION MAP



**23 MILES**

**ONTARIO INT'L  
AIRPORT**

**20 MILES**

**SAN BERNARDINO INT'L  
AIRPORT**

**69 MILES**

**PORTS OF LONG  
BEACH/LA**



# TENANT MAP

