

THE DISTRICT BUSINESS PARK



Accelerating success.



**FOUR (4) NEW INDUSTRIAL BUILDINGS
39,512 - 212,680 SQUARE FEET**

**NEC HEACOCK STREET & HEMLOCK AVENUE,
MORENO VALLEY, CALIFORNIA**

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SITE PLAN

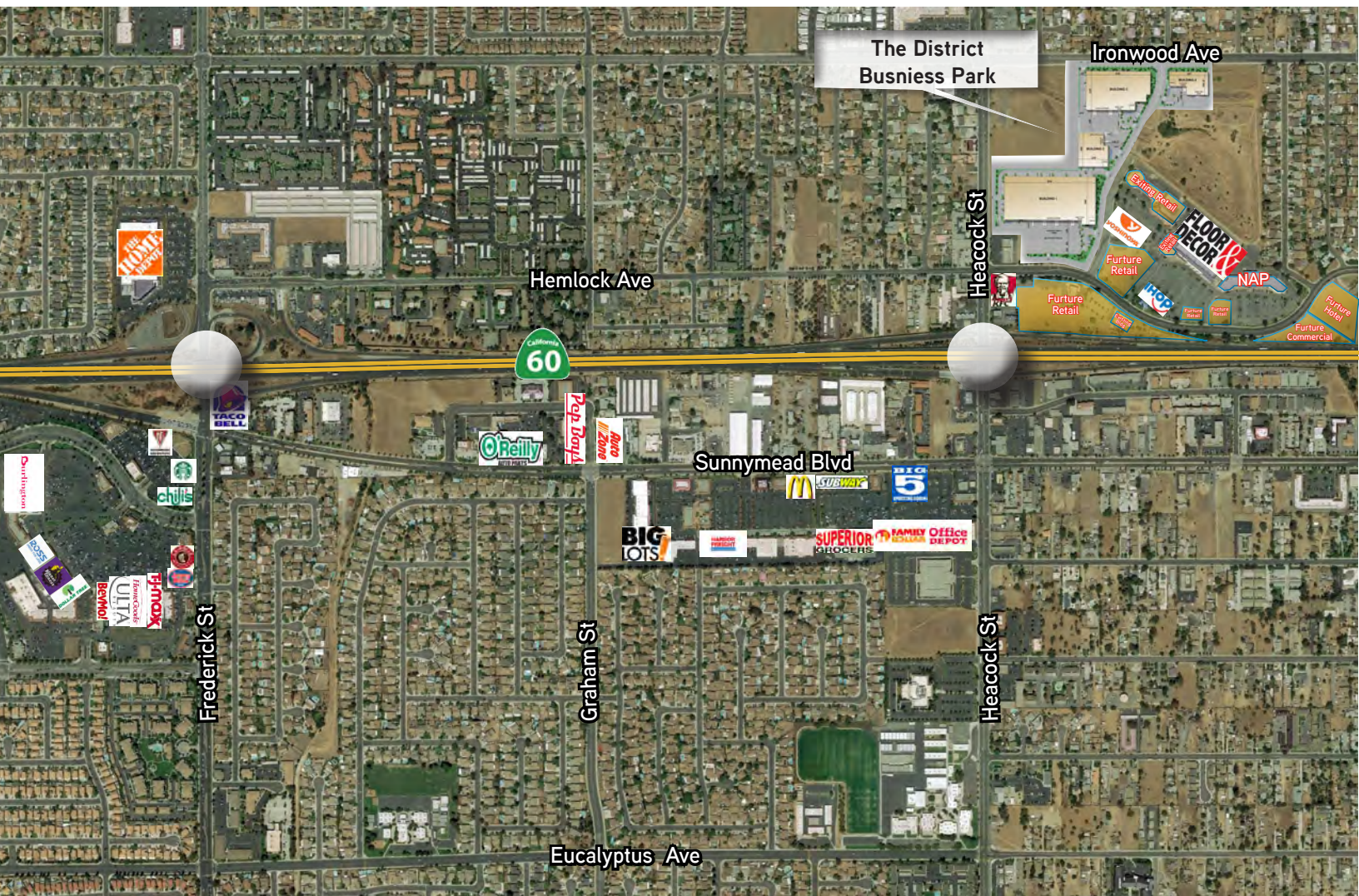


Project Features

	Building Square Footage	Office Spec	Clear	Amps	Bay Spacing	Dock Highs & Grade Level Doors	Sprinkler	Car Parking
BLDG 1	212,680 SF	2,500	32'	3,000A	50' x 50'	23 DH/ 1 GL	ESFR	98
BLDG 2	49,906 SF	2,000	32'	1,200A	50' x 52'	4 DH/ 1 GL	ESFR	40
BLDG 3	122,693 SF	2,000	32'	2,000A	50' x 52'	15 DH/ 1 GL	ESFR	60
BLDG 4	39,512 SF	2,000	30'	1,200A	52' x 56'	4 DH/ 1 GL	ESFR	37

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LOCATION OVERVIEW

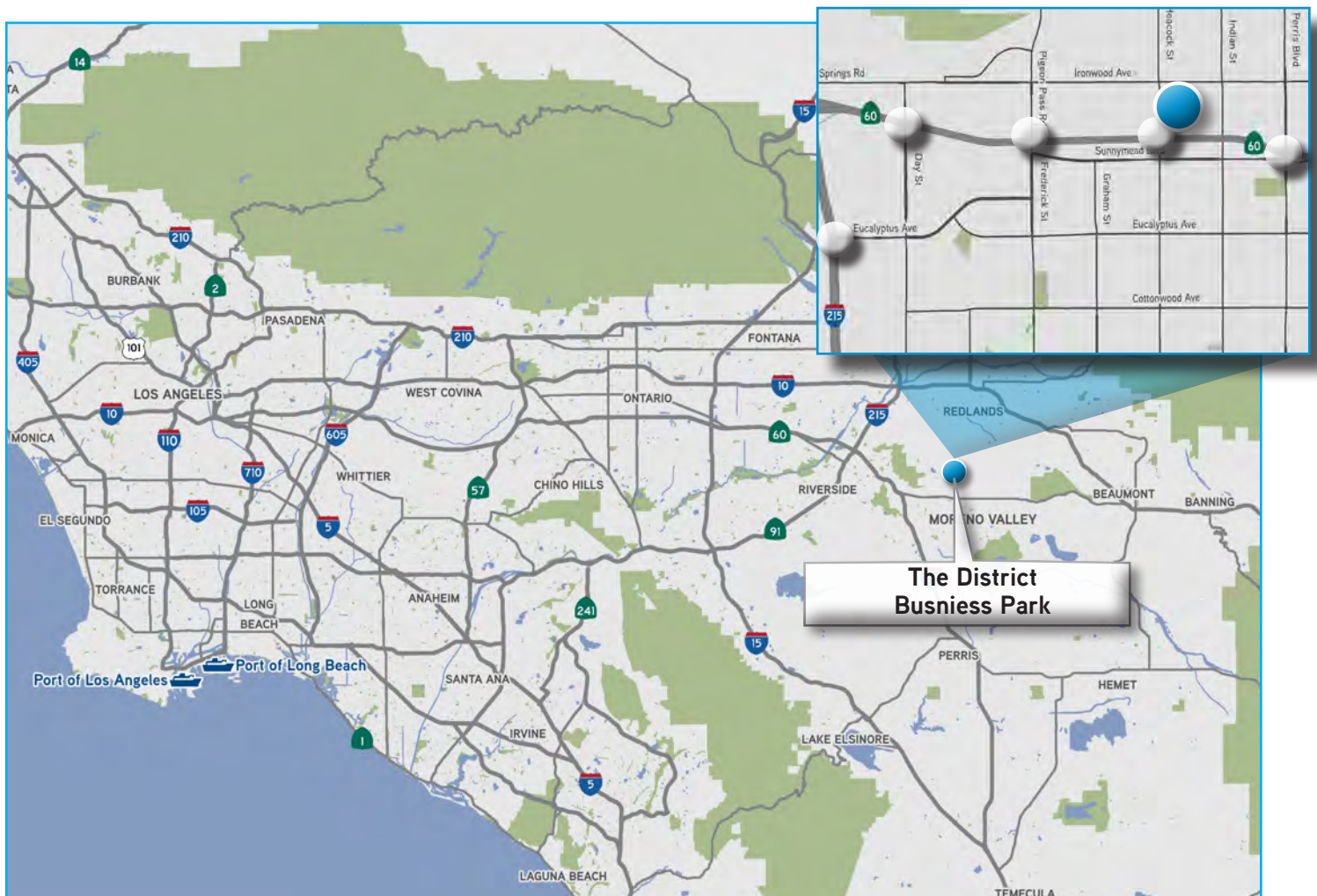


Community Description

- The District Business Park is comprised of four intelligently-designed buildings totaling 424,791 SF strategically located at the junction of SR-60 and I-215 – two major transportation corridors.
- These buildings feature state of the art features such as ESFR sprinkler systems, 30 to 32 foot minimum clearance, LED warehouse lighting, concrete truck courts and extensive freeway frontage along the SR-60 freeway.
- With more than 56.2 million trips per year along the SR-60, The District Business Park's central location allows for easy, same-day deliveries to Los Angeles, Orange County, San Diego, Northern California, Arizona and Nevada.
- Being the 2nd largest city in Riverside County and 21st in California, Moreno Valley is home to over a 212,000 highly skilled and motivated workforce and nearly 2.4 million within a 20 mile radius.

www.morenovalleybusiness.com

Regional Map



For More Information, Contact:

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