



BRODIAEA INDUSTRIAL CENTER

23900 Brodiaea Avenue, Moreno Valley, CA 92553



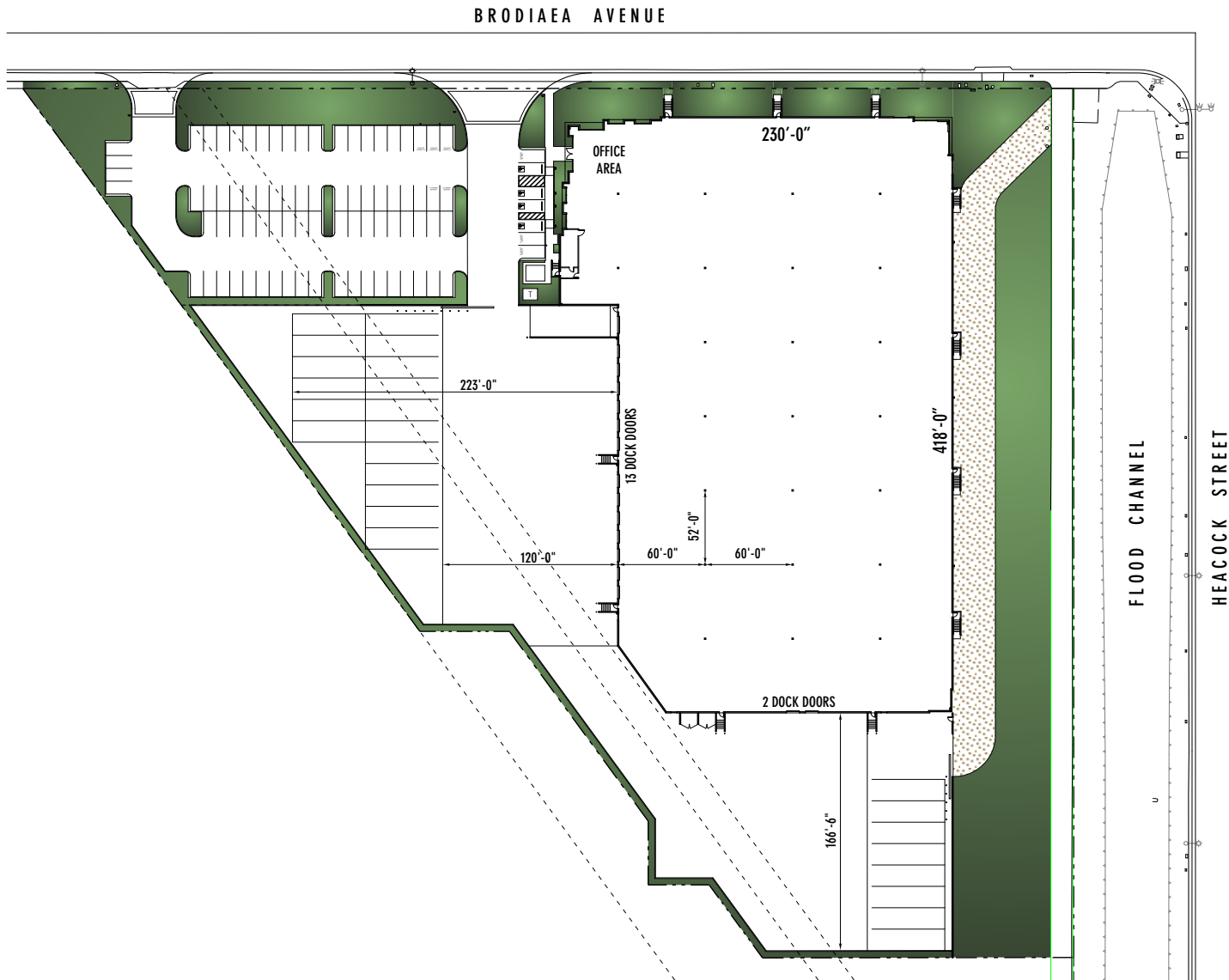
LEASING AGENT



DEVELOPER

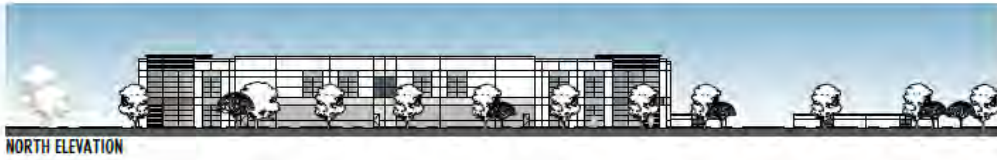
BRODIAEA INDUSTRIAL CENTER

SWC Heacock Street & Brodiaea Avenue, Moreno Valley, CA



INCENTIVES

Strategically located at the hub of the 60 and Interstate 215 freeways, Brodiaea Industrial Center is ideally positioned for both distribution and industrial requirements. The City of Moreno Valley provides what many would call the most “business friendly” environment in the Inland Empire. Programs include hiring incentive packages and foreign trade zone exemptions. The city maintains its own city electrical utility provider which offers a more cost competitive rate. Additional programs can be discussed with the City of Moreno Valley’s Economic Development team.



NORTH ELEVATION



EAST ELEVATION



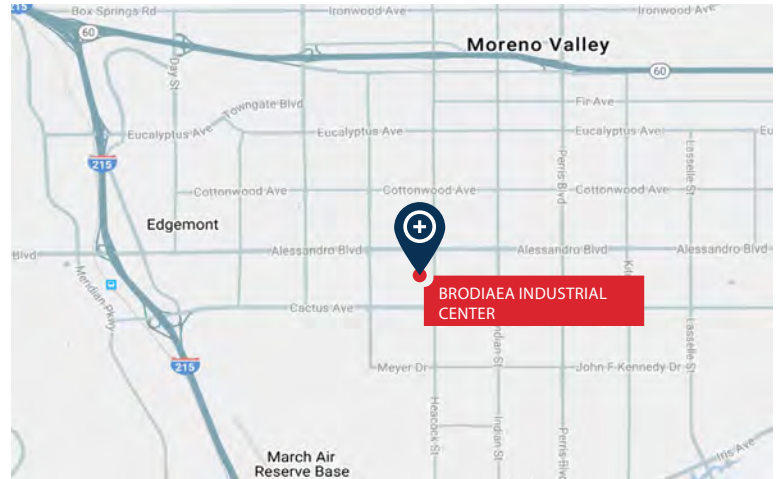
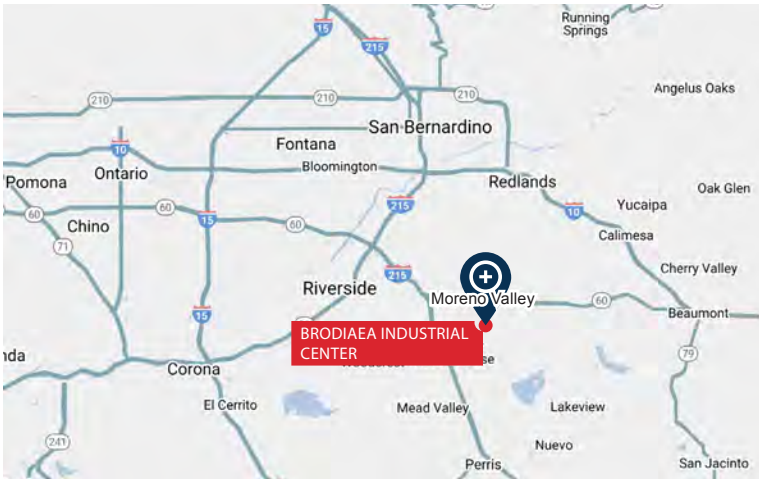
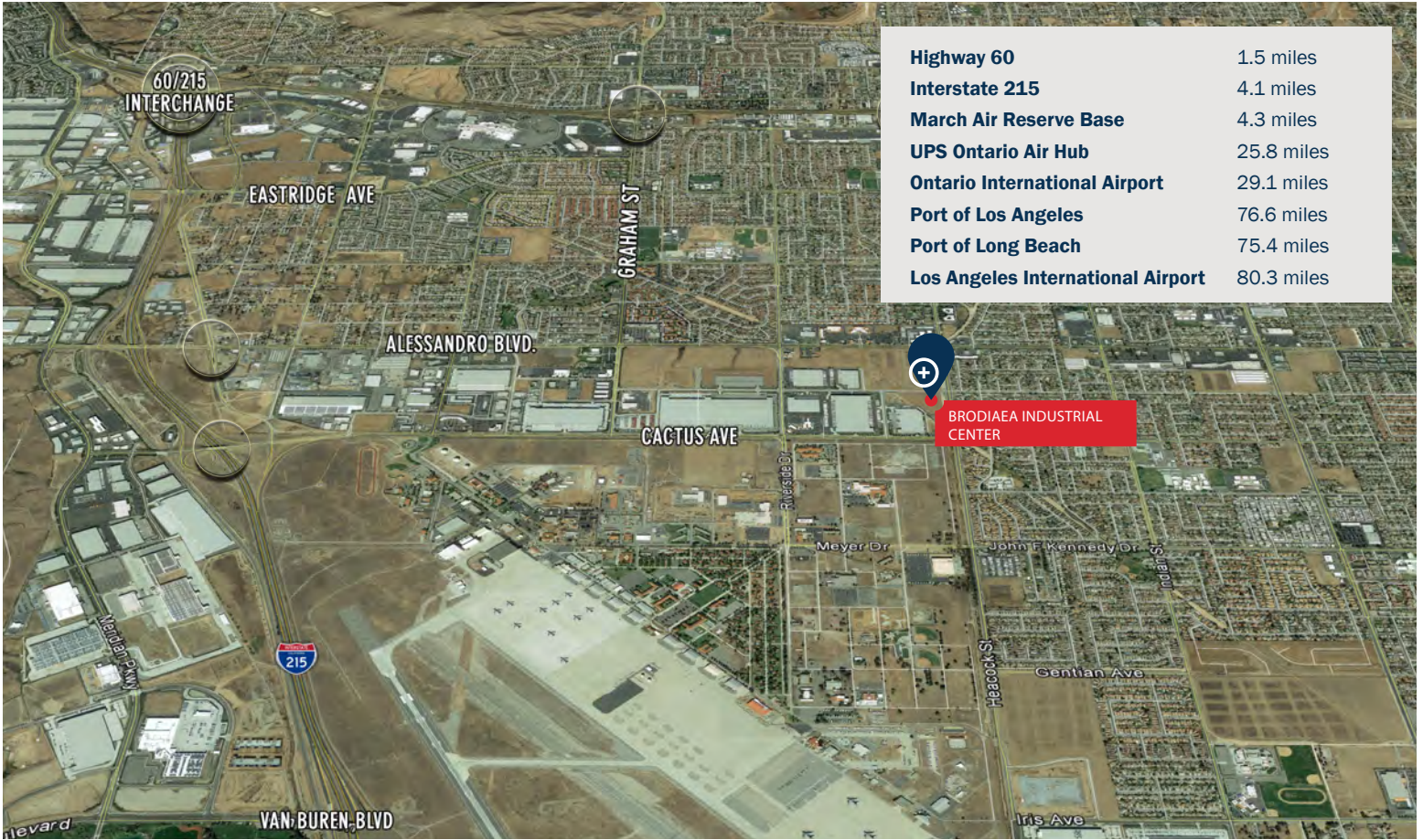
SOUTH ELEVATION



WEST ELEVATION

BUILDING SPECIFICATIONS

Square Footage	99,934 SF
Site Area	6.71 acres
Configuration	T-Dock
Slab Thickness	7" Slab, 4,000 PSI
Column Spacing	52' wide x 60' deep
Clear Height	32' clear minimum
Dock High Doors	15 – 9' x 10' dock high doors
Drive-In Doors	1 – 12' x 14' ramped, drive-in door
Truck Court Depth	175' + deep full concrete truck court
Auto Parking	87 auto spaces
Trailer Storage	25 trailer storage locations
Electrical	277/480 volt, 3 phase
Sprinkler	ESFR sprinkler system



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