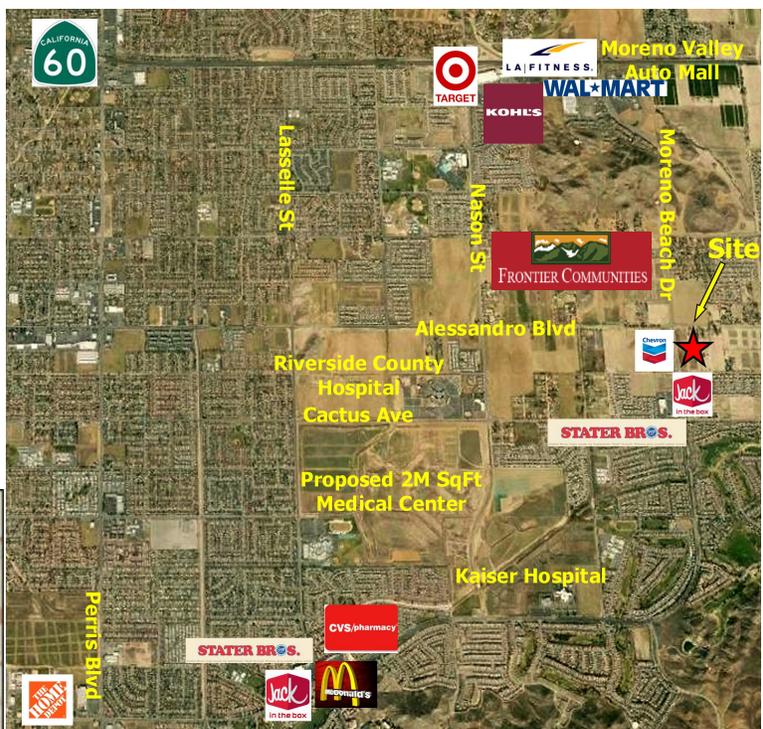


- 2.31 ACRE COMMERCIAL LOTS
- SIGNALIZED CORNER OF MAJOR INTERSECTION
- CLOSE TO 60 FREEWAY ON/OFF RAMPS
- INDUSTRIAL BOOMING IN MORENO VALLEY 2,600 JOBS CREATED IN 2013
- 5M SQFT OF NEW INDUSTRIAL CONSTRUCTED & 10M NEW INDUSTRIAL COMING SOON
- NEAR RIVERSIDE COUNTY HOSPITAL, KAISER HOSPITAL & NEW KAISER 80K SQFT MEDICAL OFFICE
- SEC ALESSANDRO & MORENO BEACH DR
- MORENO VALLEY, CA

Jerry Stephens
Broker DRE# 00546732
Cell: (951) 567-3849
Email: Jerry@div-re.com

Property Description & Features

- Project Consist of Two Parcels Totaling 2.31Acres
- Property is zoned CC (Community Commercial)
- New Chevron Gas Station Across the St
- Great Commercial Site Near Kaiser Hospital/New Kaiser 80K Sqft Medical Office & Riverside County Hospital
- AP# 478-070-026, 027
- Near Skechers 1.8M Sqft North American Headquarters
- **Price: \$1,207,500**
(\$12.00 P.S.F For Two Lots)







**Close to 60 Freeway Skechers North American
Headquarters 1.8M Sq.Ft. Building**



**Close to 60 Freeway proposed World Logistic Center 40
Million Sq.Ft. Project and 20,000 jobs**



I-215 Corridor - Industrial Moreno Valley and Perris

Prepared By:
Colliers International
Ian DeVries - Executive V.P.
Chris DeVries - Associate
Diversified Realty, Inc.
Jerry Stephens - Owner



Close to New Jobs on I-215 and Moreno Valley booming Jobs/Industrial growth. . Approx 10 Million Sq.F.t in planning or under construction

