

# MORENO CORPORATE CENTER

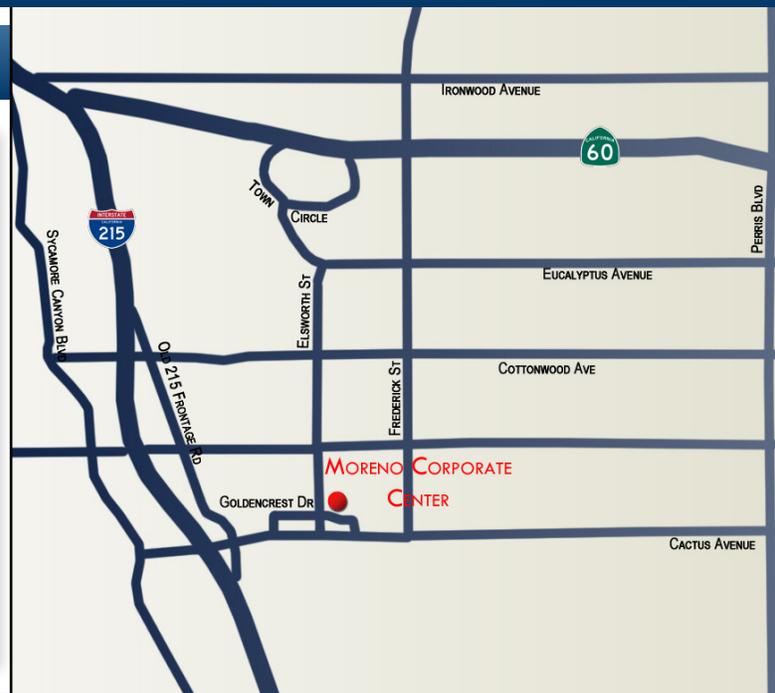
14300-14340 ELSWORTH ST & 22620-22640 GOLDENCREST DR, MORENO VALLEY, CA



## INDUSTRIAL, FLEX, OFFICE & AUTOMOTIVE SPACE FOR LEASE

### PROPERTY DESCRIPTION

- High traffic corridor off the I 215 freeway (between Cactus Avenue and Alessandro Boulevard)
- Uses: Automotive/Office/Industrial/Flex
- Sprinklers and skylights in the warehouse
- 10' x 10' & 10' x 12' ground level doors
- 200 amps, 208/120 volts - 3 phase power supply per industrial suite
- Ind./Flex space from:  $\pm 1,600$  -  $\pm 5,571$  SF
- Office space from:  $\pm 1,597$  SF
- On site Property Management



For More Information, please contact:

#### CAREY PASTOR

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## AVAILABILITY

### PROFESSIONAL OFFICE/FLEX SUITES

SUITE	SUITE SIZE	RENTAL RATE*	Description
14340 Elsworth Street - Building B			
105	±1,597 SF	\$1,437/mo	75% large open showroom/retail front, 25% warehouse with 1 GL door
112/113	±3,378 SF	\$3,412/mo	Reception, 1 open office, 3 private offices, server room, large kitchenette/break room, 1,200 warehouse, 2 restrooms, conference room, 2- roll-up doors
114	±1,600 SF	\$1,616/mo	Reception, 2 private offices, 1 restroom, conference room, bullpen 1 - roll-up door 400 sqft warehouse 1,200 office sq. ft. 1 roll-up door (Available w/ 30 days notice)

### INDUSTRIAL & FLEX SUITES

SUITE	SUITE SIZE	RENTAL RATE*	Description
14300 Elsworth Street - Building A			
105-106	±2,186 SF	\$2,208/mo	Reception, 1 restroom 2 roll-up doors
14320 Elsworth Street - Building C			
100% Leased			
22620 Goldencrest Drive - Building D			
120	±1,664 SF	\$1,265/mo	Reception, 2 offices, open bullpen, warehouse, 1 roll-up door
121-122	±3,328 SF	\$2,829/mo	Reception, 3 offices, 2 restrooms, warehouse, 2 roll-up doors
123-124	±3,328 SF	\$2,829/mo	Reception, 3 offices, conference, 2 break rooms, warehouse, 2 roll up doors
120-124	±8,320 SF	\$6,923/mo	See above
22640 Goldencrest Drive - Building E			
111/113	±5,571 SF	\$4,238/mo	Reception, 1 private office, 1 restroom, warehouse, 3 - roll-up doors

\*\$0.20 SF/mo premium to rate for automotive uses

\*Estimated NNN Fees:\$0.26 SF/mo (includes landscaping, water, trash & quarterly coil and filter HVAC service) NNN Fee Included in advertised rate.

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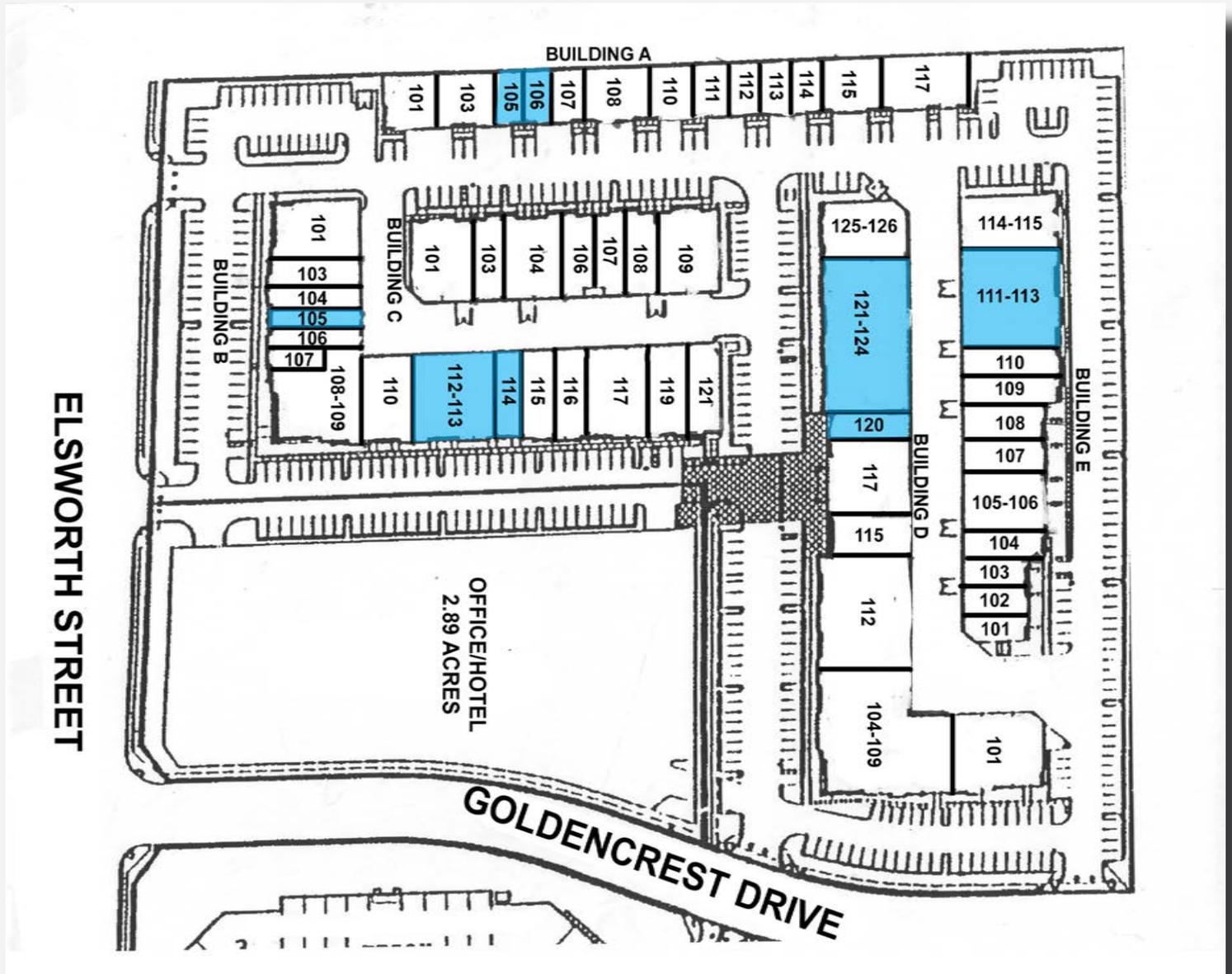
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## SITE PLAN



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## PROJECT



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