

22705 Newhope Drive
MORENO VALLEY

Voit
REAL ESTATE SERVICES

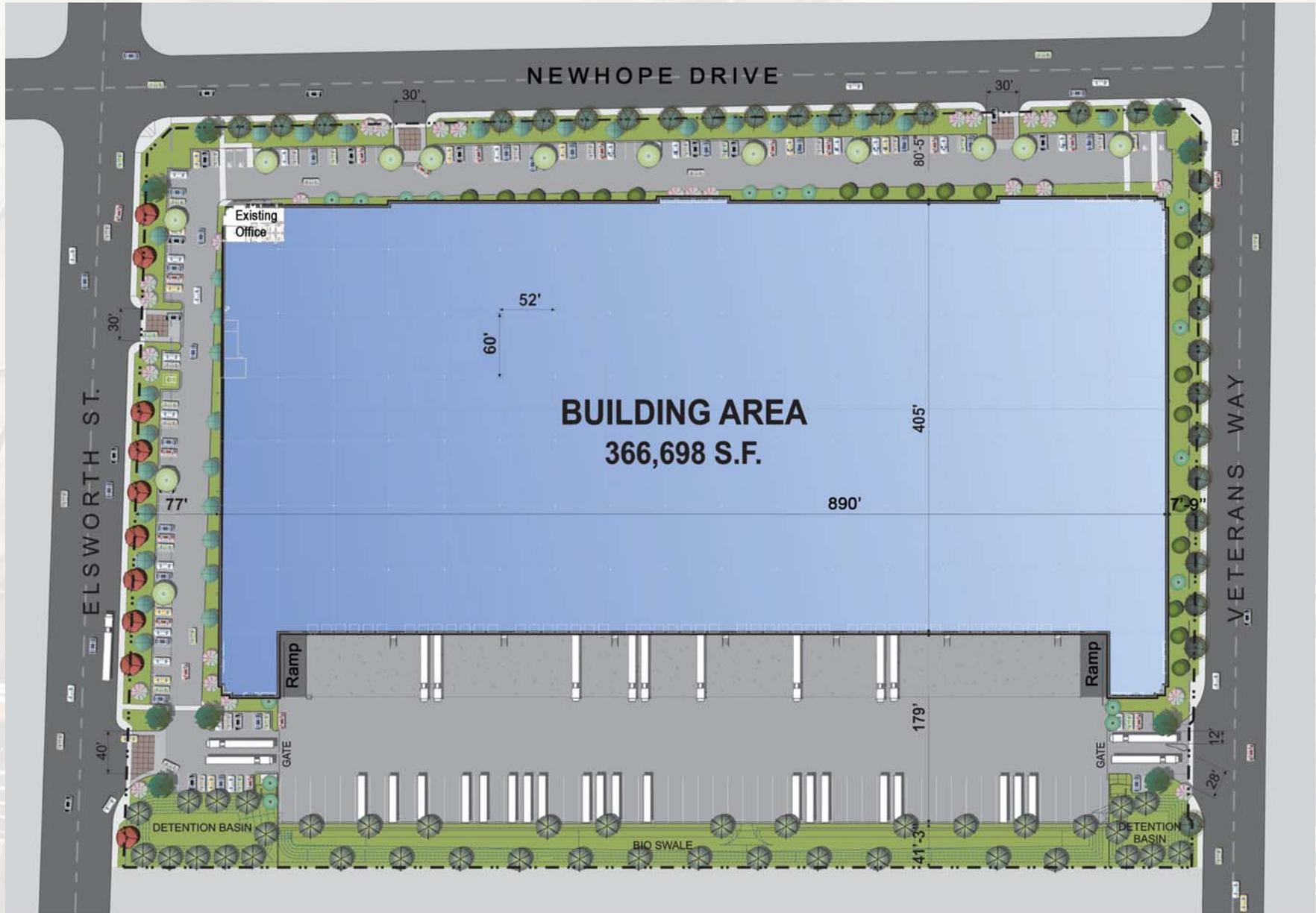


FOR LEASE: ± 366,698 SF

Real People. Real Solutions.®

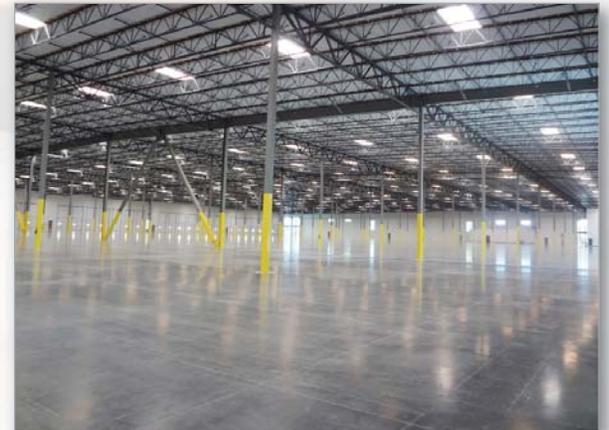
22705 NEWHOPE DRIVE
MORENO VALLEY

FOR LEASE
± 366,698 SF



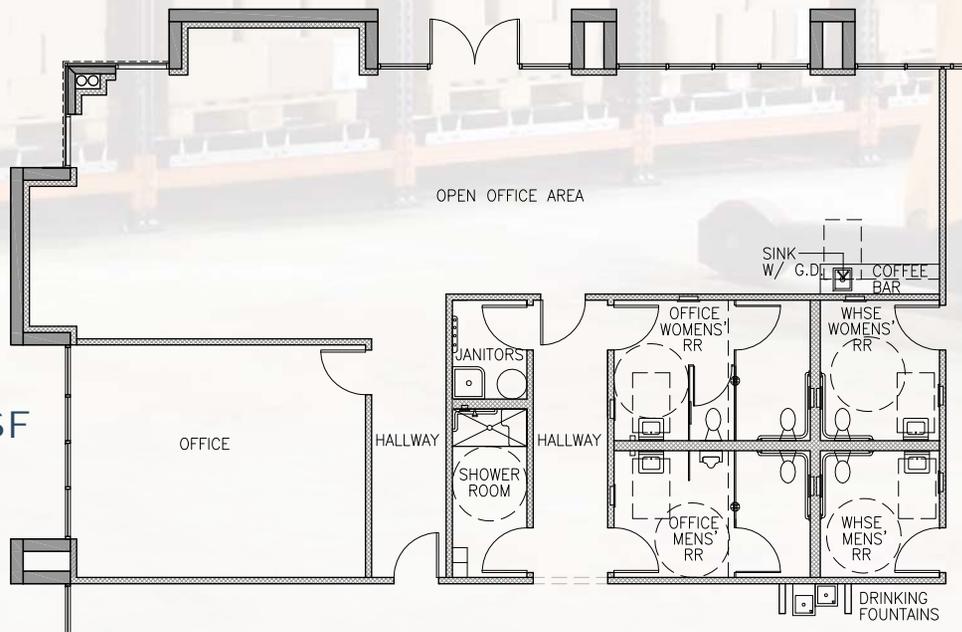
BUILDING FEATURES

- ±366,698 SF Class A Distribution Building
- Land Parcel ±16.06 Acres
- 32' Minimum Clear Height
- 48 Dock High Doors (9' x 10')
- 2 Grade Level Loading Ramps (12' x 14')
- 179' Fully Secured Truck Court
- 100% Concrete Auto Parking and Truck Courts
- 52 Additional Trailer Parking Stalls (100 Total Positions)
- 3% Skylights (Sealed, with Burglar Bars)
- Mechanical Air Exchangers (1 Air Change / Hour)
- ESRF Fire System, K-17 Heads
- 800 Amps 277/480 - Volt, 3-Phase, 4-Wire (Expandable to 3,000 Amps)
- 52' x 60' Column Spacing
- 7" Concrete Floor Slab
- 2,095 SF Spec Offices
- Great Freeway Access to I-215 or I-60 via Cactus Ave (.7 miles) , Alessandro Blvd (.9 miles) On/Off Ramps
- Built to LEED Certified Specifications
- Partial Power Provided via 14.4 KWP Solar System
- 2 - Electric Vehicle Charging Stations

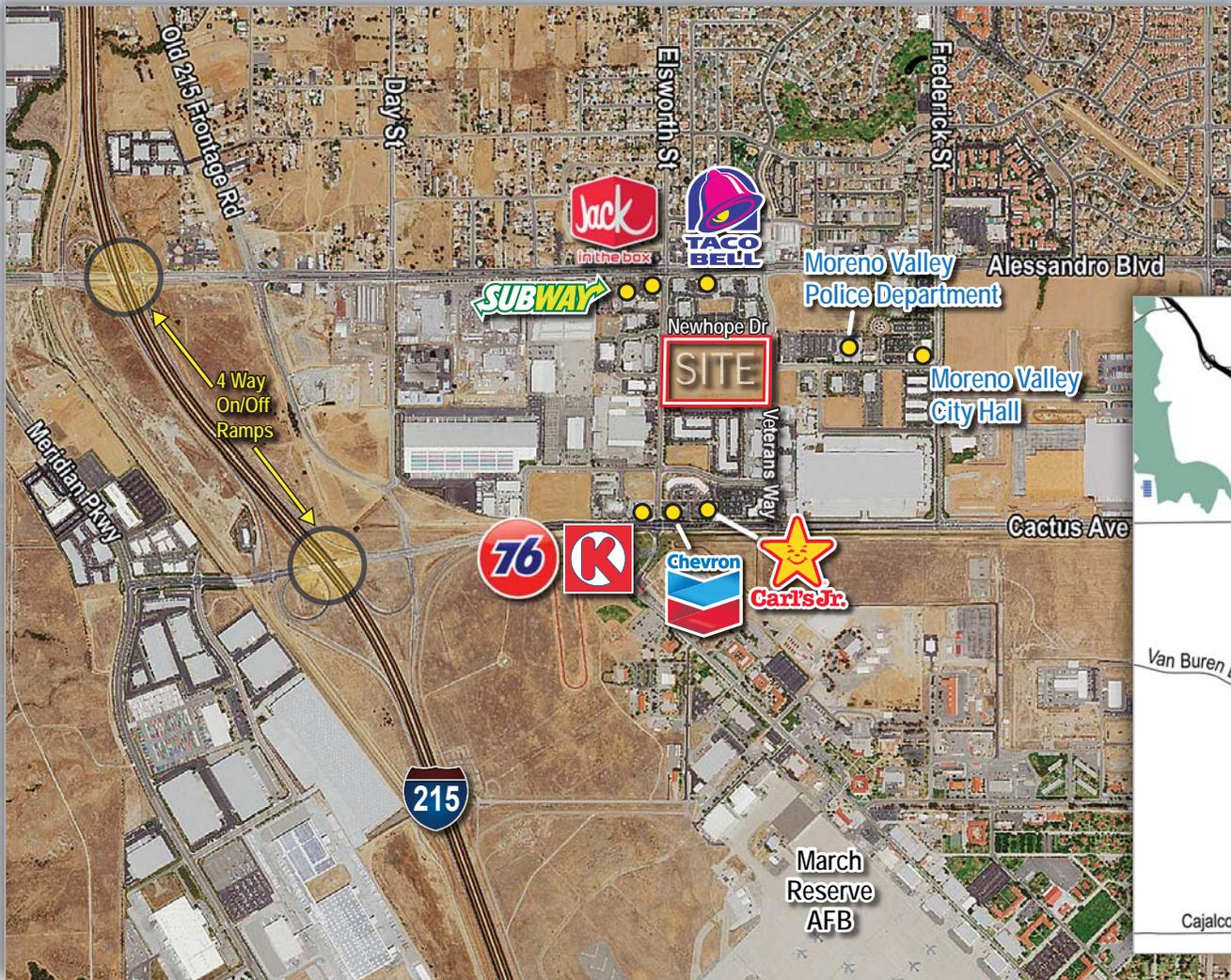


EXISTING
OFFICE
PLAN:

± 2,095 SF

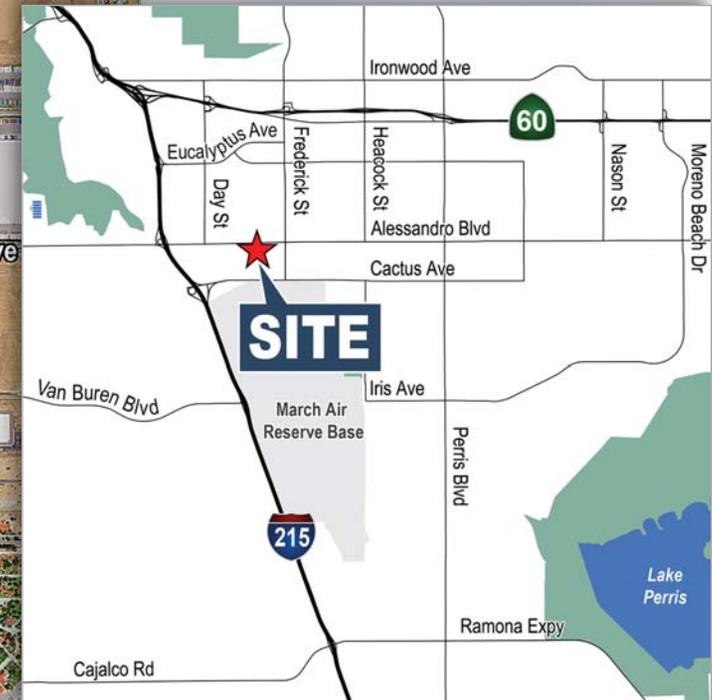


22705 NEWHOPE DRIVE, MORENO VALLEY



Location Features

- Excellent proximity to I-215, less than one mile from two freeway on/off ramps.
- Centrally located to multiple employee amenities



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