

INDUSTRIAL DEVELOPMENT OPPORTUNITY

6.71 ACRE FULLY IMPROVED LOT AVAILABLE

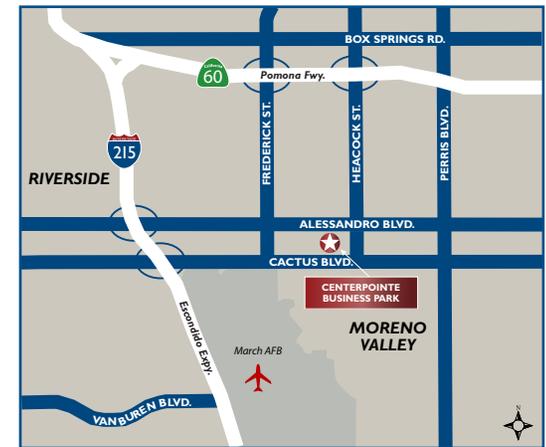
49,994 & 49,973 SF PLANNED BUILDINGS

SWC OF BRODIAEA AVE & HEACOCK ST., MORENO VALLEY, CA



Features:

- > Excellent I-215 & I-60 Freeway Access
- > Lots are rough graded and ready to build
- > Strategically located in the center of Inland Empire East, the fastest growing region in the country
- > Also Inland Empire East has an industrial base of 191 million square feet in a submarket that is recognized as the preferred location for regional distribution in Southern California
- > Convenient access to the Ports of Los Angeles/Long Beach and direct transportation routes to Phoenix, Las Vegas and San Diego
- > Moreno Valley is adjacent to the March Inland Port, a joint use airport with the ability to accommodate future demand for air cargo in Southern California
- > The residential communities of the Inland Empire East provide for a diverse labor pool/with a mix of residential housing from first time home buyers to mid-level and executive style homes

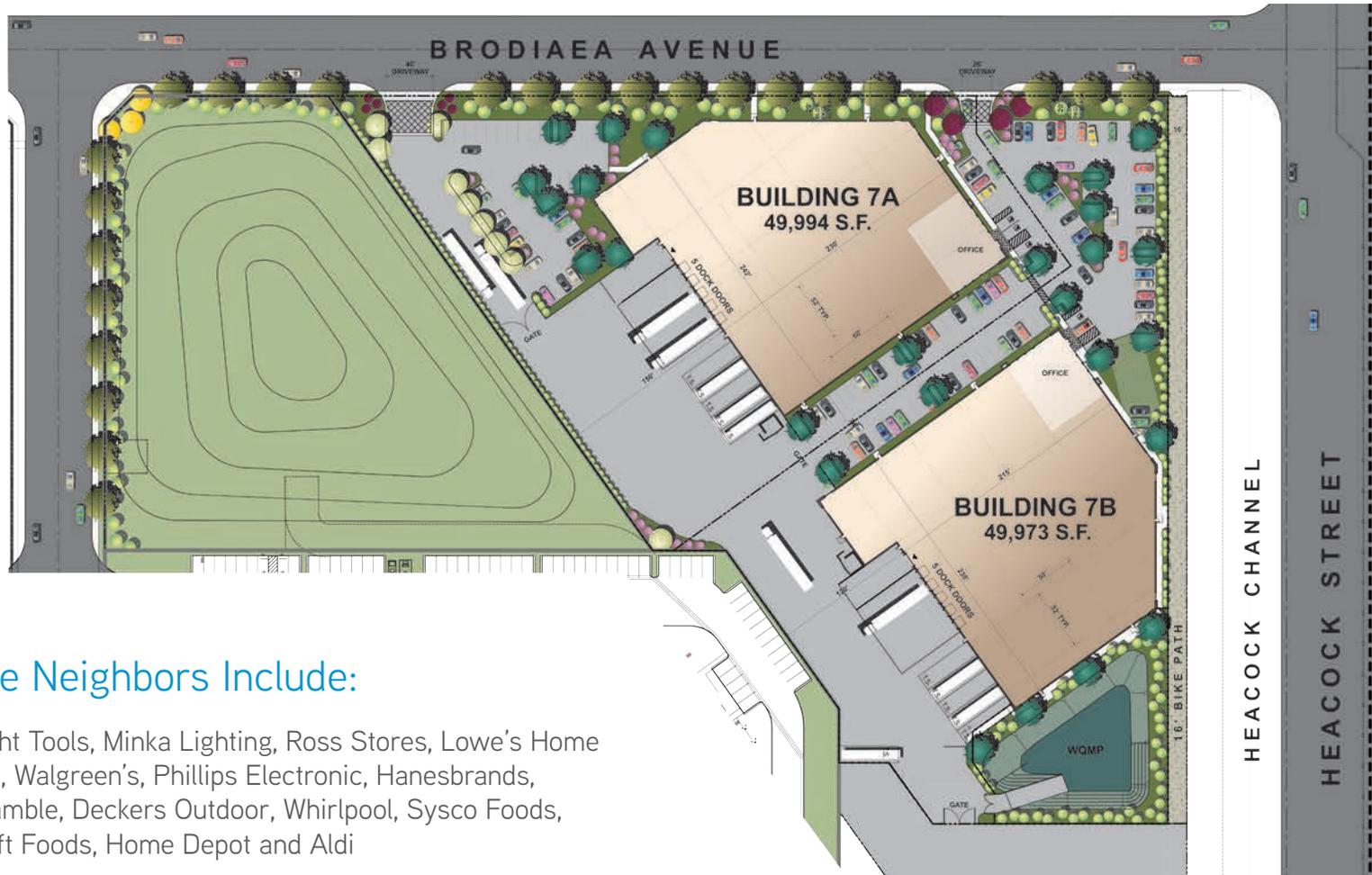


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Corporate Neighbors Include:

Harbor Freight Tools, Minka Lighting, Ross Stores, Lowe's Home Improvement, Walgreen's, Phillips Electronic, Hanesbrands, Procter & Gamble, Deckers Outdoor, Whirlpool, Sysco Foods, Amazon, Kraft Foods, Home Depot and Aldi

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