

AVAILABLE FOR SALE OR LEASE

28381 VINCENT MORAGA DRIVE
TEMECULA, CA | 92590



MORAGA DISTRIBUTION CENTER

109,741 SF / SINGLE-TENANT INDUSTRIAL DISTRIBUTION BUILDING





MORAGA DISTRIBUTION CENTER

| | |
|-------------------|--|
| TOTAL SQUARE FEET | 109,741 SF |
| OFFICE AREA | 15,841 SF (14%) |
| SITE AREA | 5.87 Acres (255,574 SF) |
| YEAR BUILT | 1997 |
| SPRINKLERS | Yes |
| VEHICLE PARKING | 108 Auto Stalls* (0.98 per 1,000 SF) *103 Auto Stalls after the street widening |
| TRUCK COURTS | 130' |
| FOR SALE | \$210 PSF |

| | |
|-------------------|---|
| CONSTRUCTION | Reinforced Concrete |
| CLEAR HEIGHT | 40'-43' |
| DOCK HIGH DOORS | 11 |
| GRADE LEVEL DOORS | 1 |
| POWER | 2,000 amps, 277/480 volt, 3phase |
| APN | 921-281-021 |
| ZONING | Light Industrial (LI), City of Temecula |
| YARD | Option for Outside Storage |
| FOR LEASE | \$1.10 PSF NNN (NETS = \$0.29 PSF) |

ASSET PROFILE

SITE PLAN



MORAGA DISTRIBUTION CENTER



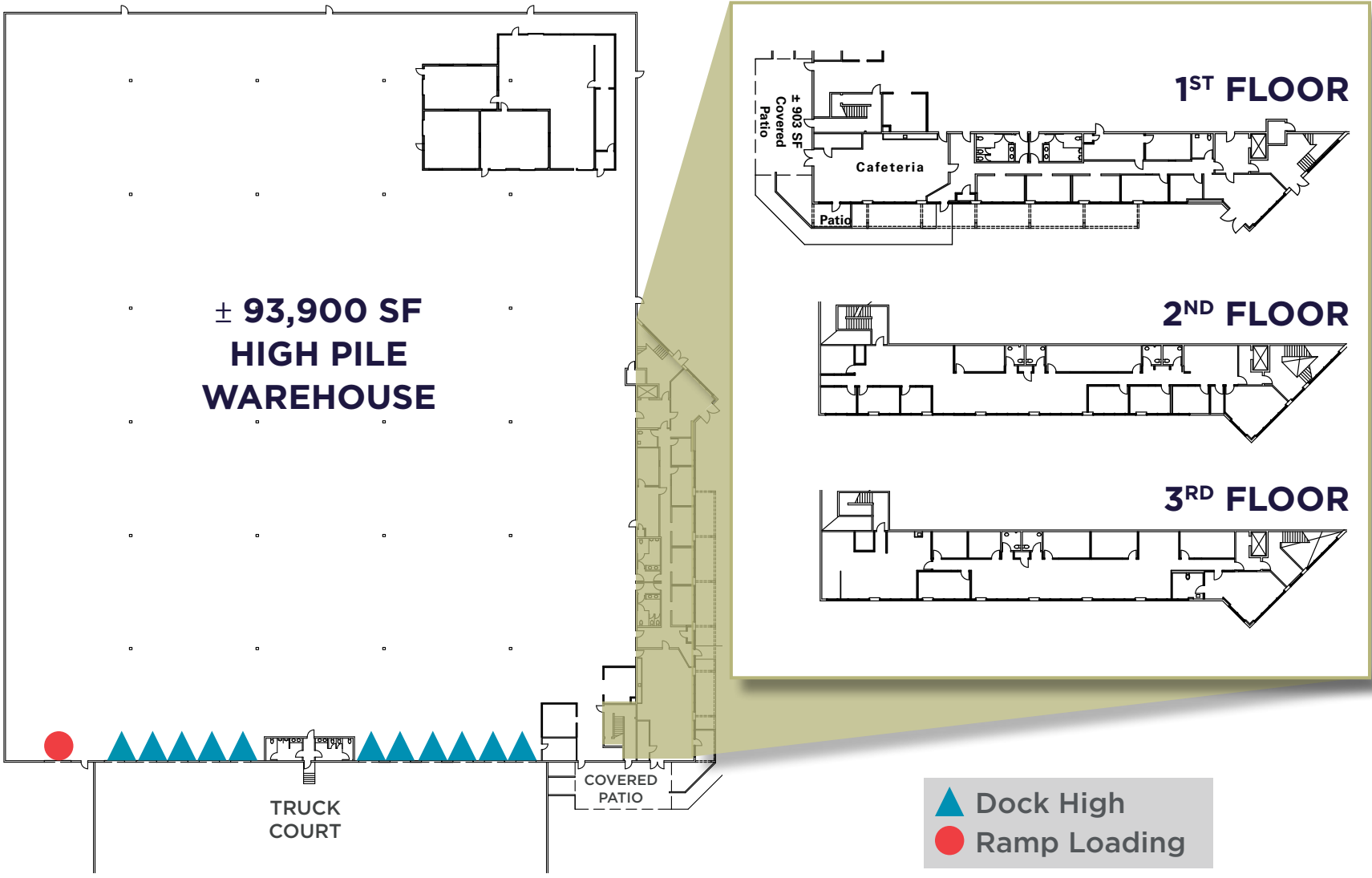
OCEANSIDE

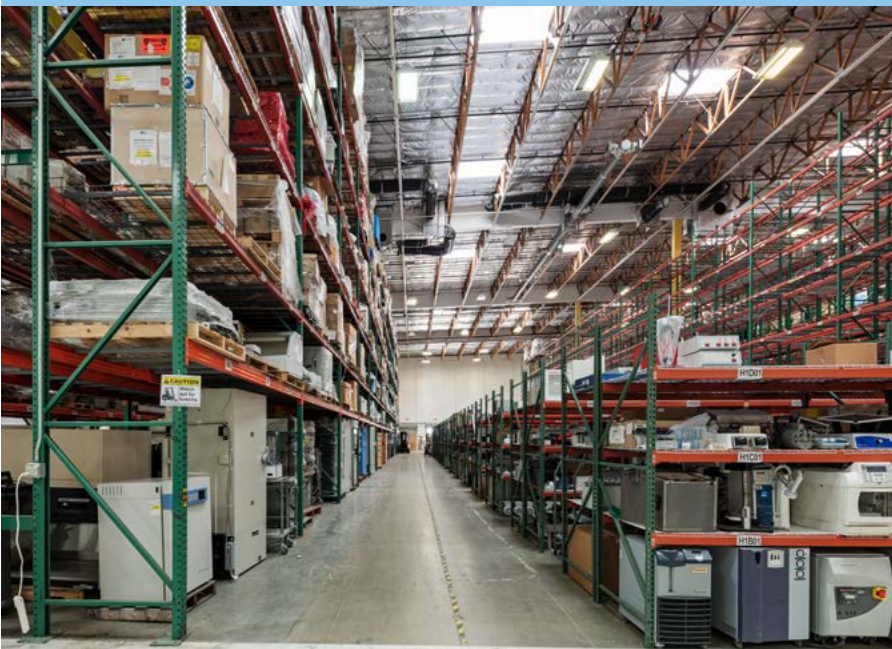
FALLBROOK

TEMECULA



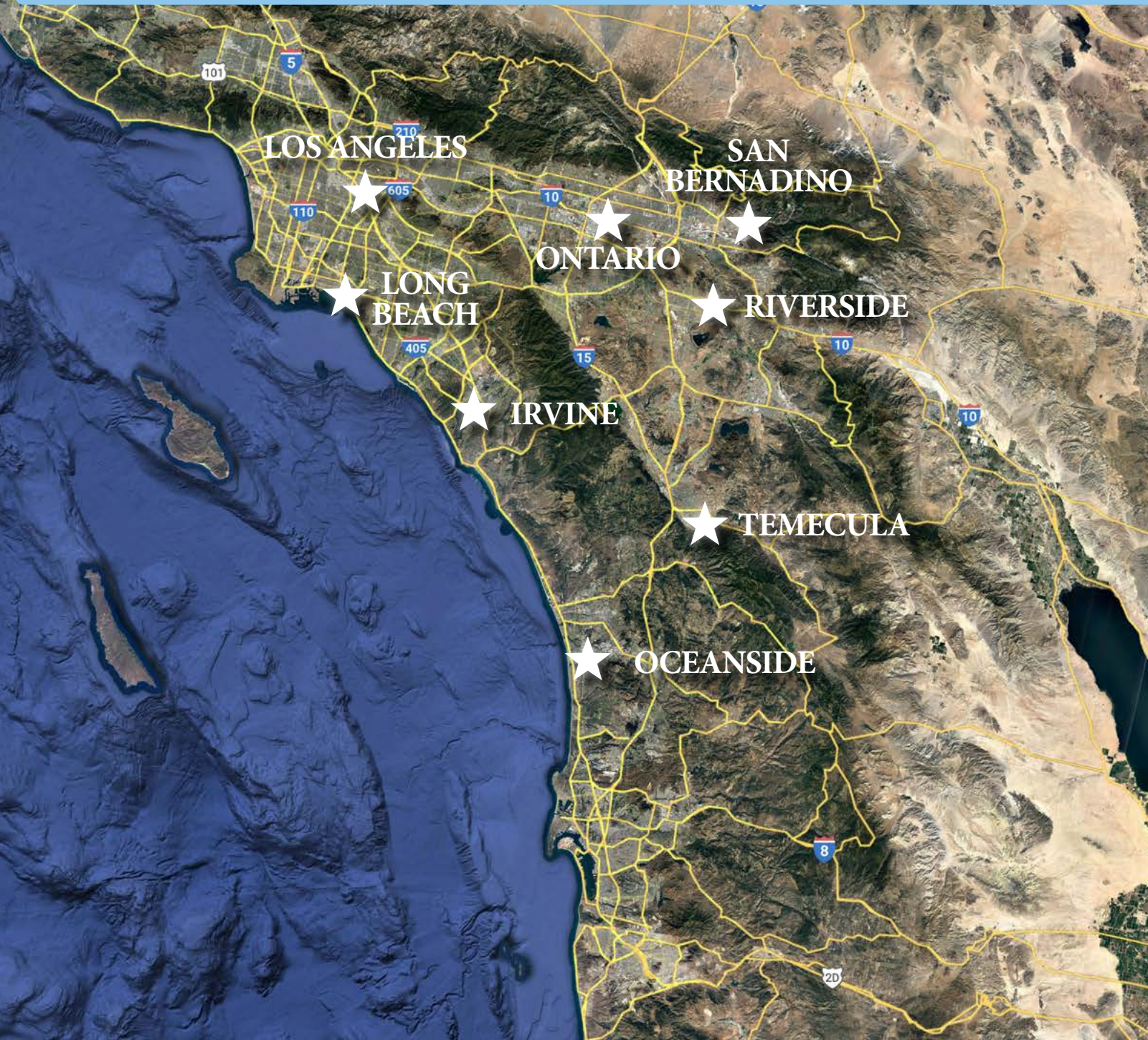
SITE PLAN







DRIVE TIME



30 MILES
TO OCEANSIDE

41 MILES
TO RIVERSIDE

49 MILES
TO SAN BERNADINO

59 MILES
TO SAN DIEGO

56 MILES
TO ONTARIO

63 MILES
TO IRVINE

84 MILES
TO LONG BEACH

85 MILES
TO LOS ANGELES

CORPORATE NEIGHBORS





MORAGA DISTRIBUTION CENTER



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