



225,450 SF Industrial Building Vacant & Ready for Occupancy

## First Heacock • 16875 Heacock Street • Moreno Valley, CA

**First Heacock** is located in the highly desirable Inland Empire submarket of Southern California. The site is 25 miles east of Ontario International Airport and is accessible to the 215 Freeway via two 4-way interchanges. The property has immediate access to the Southern California freeway system with **six freeways within a twenty-mile radius**. The building includes a 225,450 square-foot **cross-dock distribution center** featuring 30' minimum clear height, **190' and 175' concrete truck courts**, ESFR sprinkler system, and LED warehouse lighting. There is approximately 3,300 SF of main office and 1,900 SF of drop ceiling enclosed open area/breakroom, along with two 250 SF warehouse offices and restrooms.

### Highlights

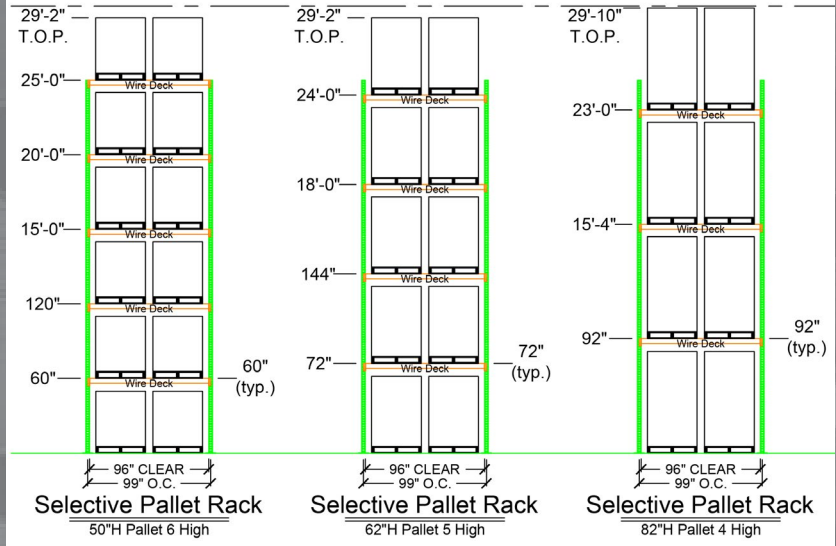
<b>Available Space:</b>	225,450 SF
<b>Land Area:</b>	13.96 Acres (37% Coverage)
<b>Office Area:</b>	5,700 SF
<b>Ceiling Height:</b>	Minimum 30' Clear
<b>Sprinkler System:</b>	ESFR (K-17 heads @ 52 psi)
<b>Loading:</b>	46 Dock Doors (All Equipped with Load Levelers) and 2 Ramped Ground Level Doors
<b>Trailer Parking:</b>	120 Stalls
<b>Car Parking:</b>	104 Spaces
<b>Truck Court:</b>	190' and 175'
<b>Electrical:</b>	2 - 1,000 Amp Panels





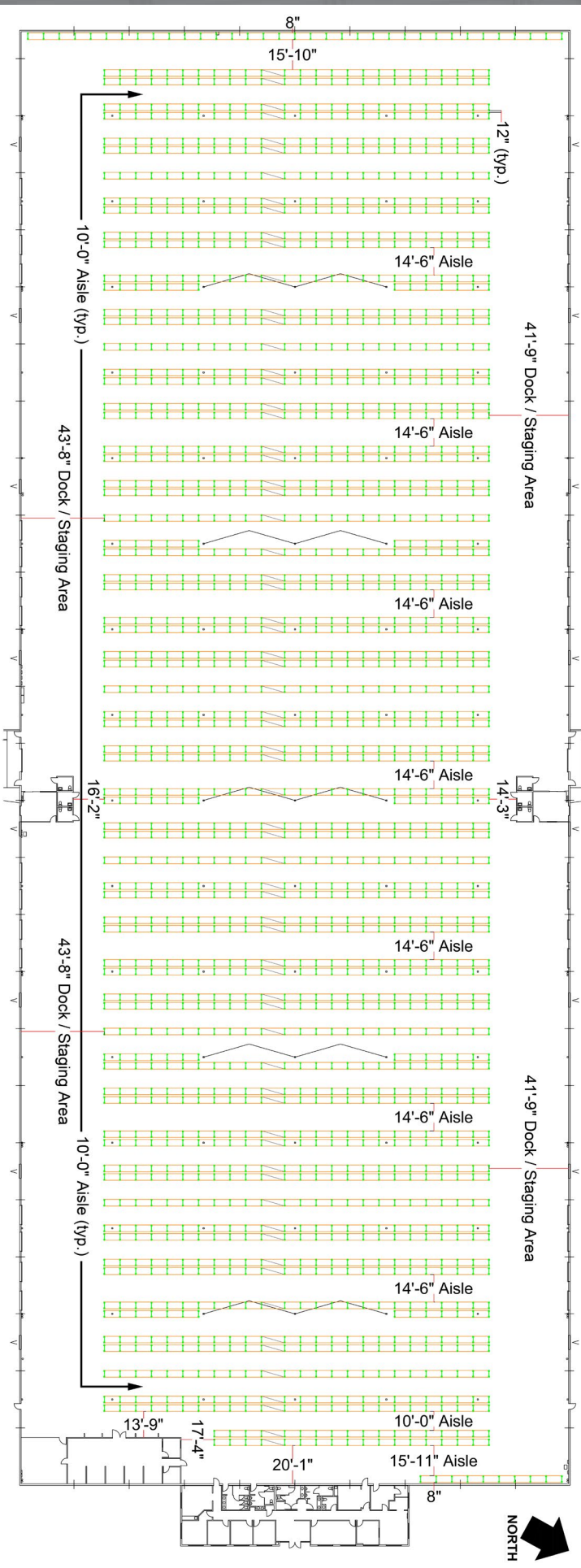
## Sample Racking Plans

### 225,450 SF Industrial Building



### 30' Clear Height

Number of Bays	Pallet Height	Pallet Positions
<b>1,745</b>	<b>50"</b>	<b>20,733</b>
	<b>62"</b>	<b>17,174</b>
	<b>82"</b>	<b>13,822</b>



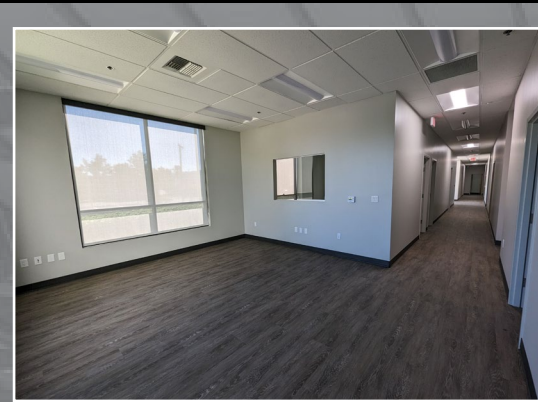


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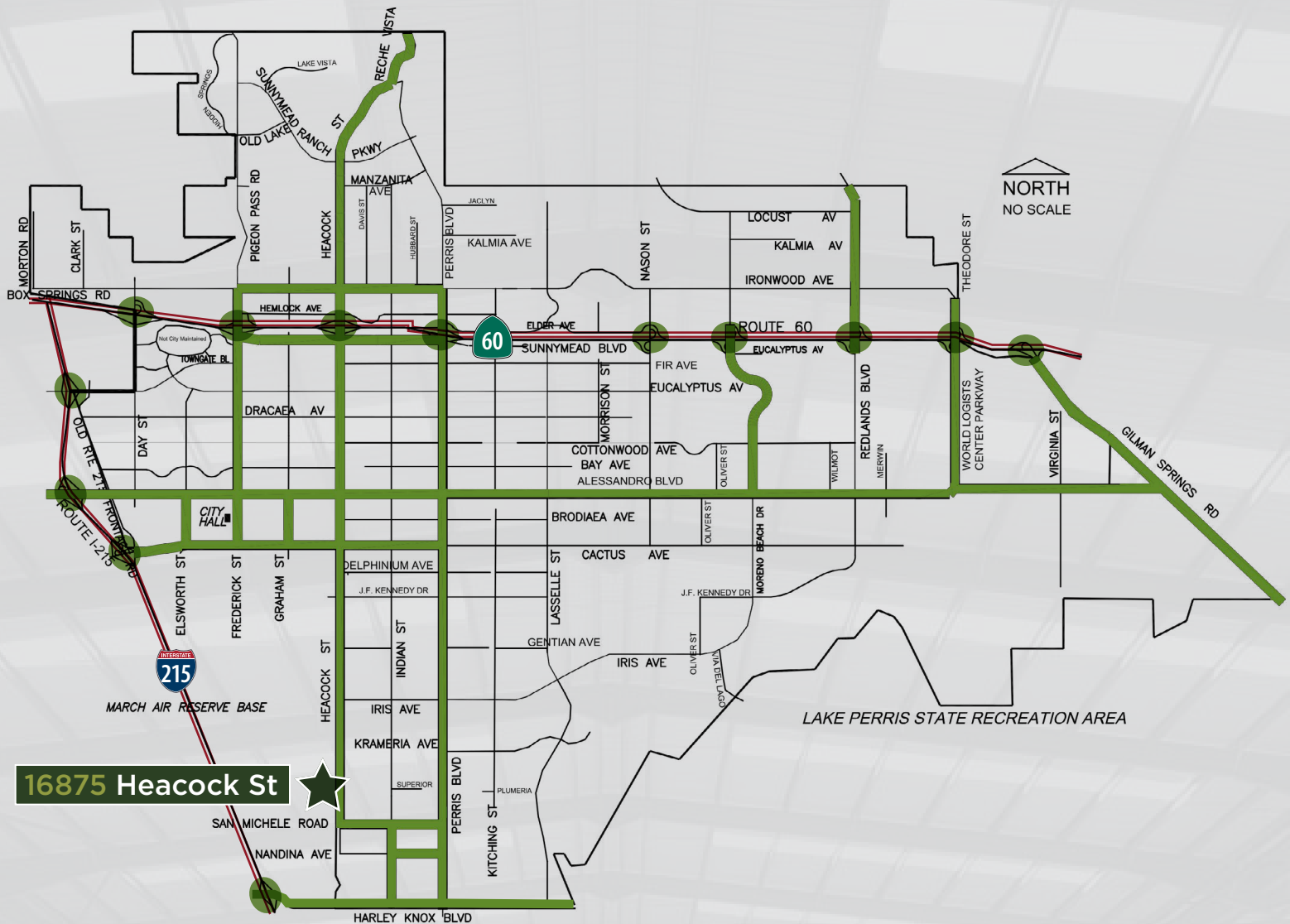
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Regional Map



## Moreno Valley Truck Route Map



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