

17825 Indian St | Moreno Valley, CA



366,117 SQUARE FEET | HVAC TURN-KEY FACILITY | FOR LEASE

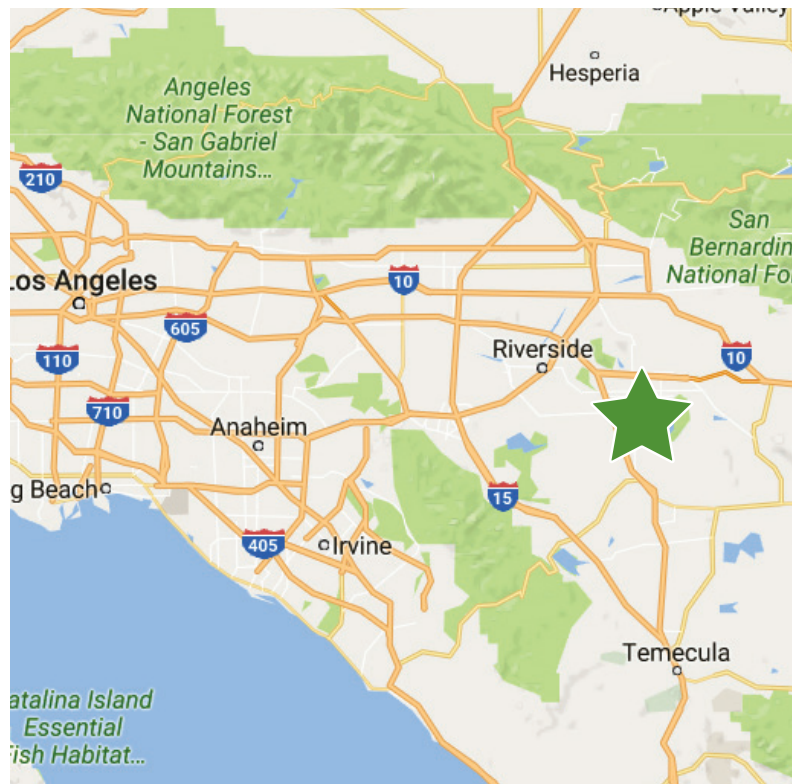
17825 Indian Street, Moreno Valley, is a state-of-the-art class A distribution facility. The building is 366,117 sf with $\pm 23,080$ sf of office space, spread around two office pods. The building is equipped with an ESFR sprinkler system and a 172' wide truck court. As a former e-commerce facility, the building was designed for extensive material handling power needs, including 4,000 amps of 277/480 volt power. **The warehouse is fully air-conditioned with an 11.5M BTU capacity.** The building features excellent access to the I-215 and SR-60 Fwy.

PROPERTY SPECIFICATIONS

Available Space:	$\pm 366,117$ SF
Office Area:	$\pm 23,080$ SF
Ceiling Height:	32' Min Clear
Sprinkler System:	ESFR
Dock Doors:	52 Doors (12 w/ Levelers & Locks)
Ramps:	2 Doors
Column Spacing:	50' x 52'
Trailer Stalls:	56
Auto Spaces:	193
Lighting:	T-5 & T-8
Power:	4,000 Amps, 277/480V

PROPERTY HIGHLIGHTS

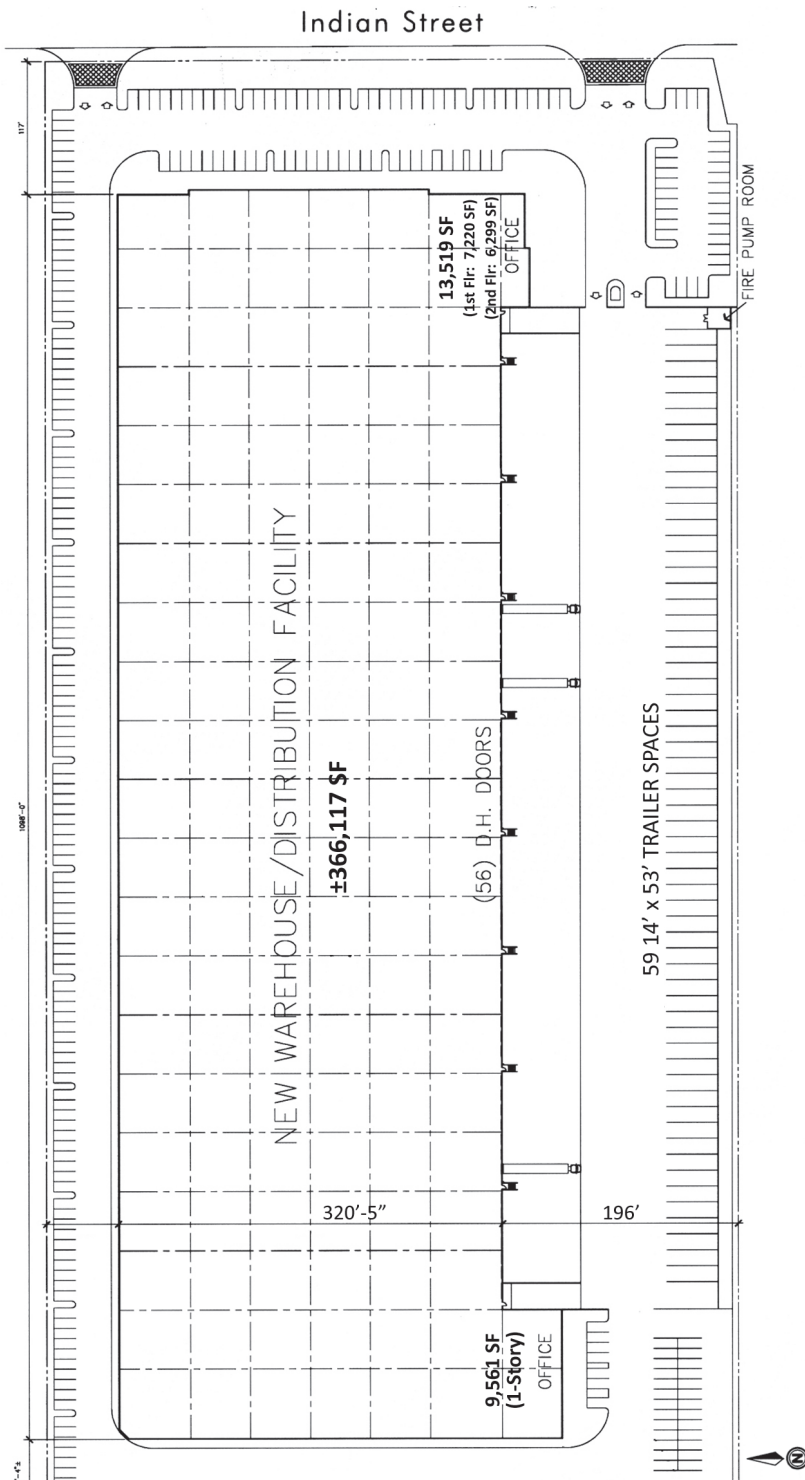
- Easy access to I-215 & SR-60 Freeways
- Access to skilled Labor
- Owned and managed by First Industrial Realty Trust, Inc.



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SITE PLAN



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