

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

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|-------------------|--------------------------------------|
| 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.



