

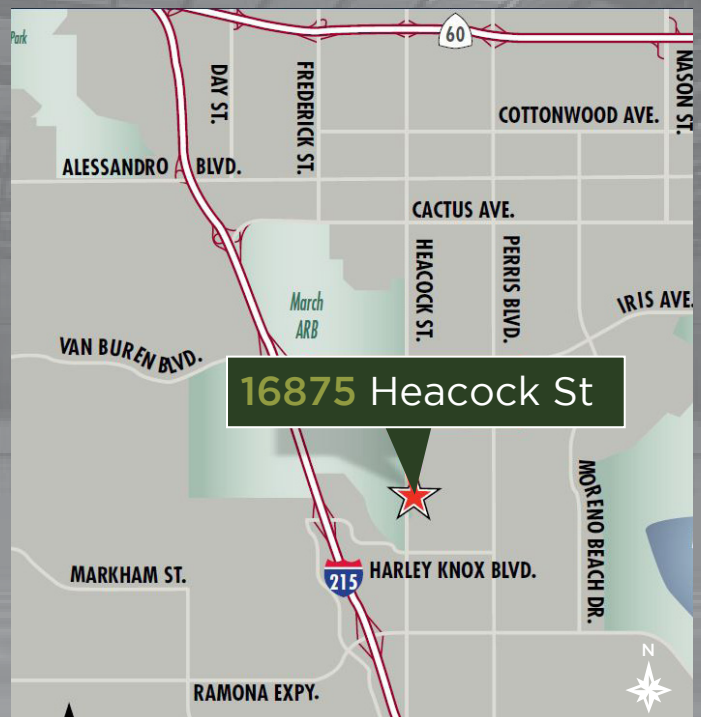


First Heacock • 16875 Heacock Street • Moreno Valley, CA

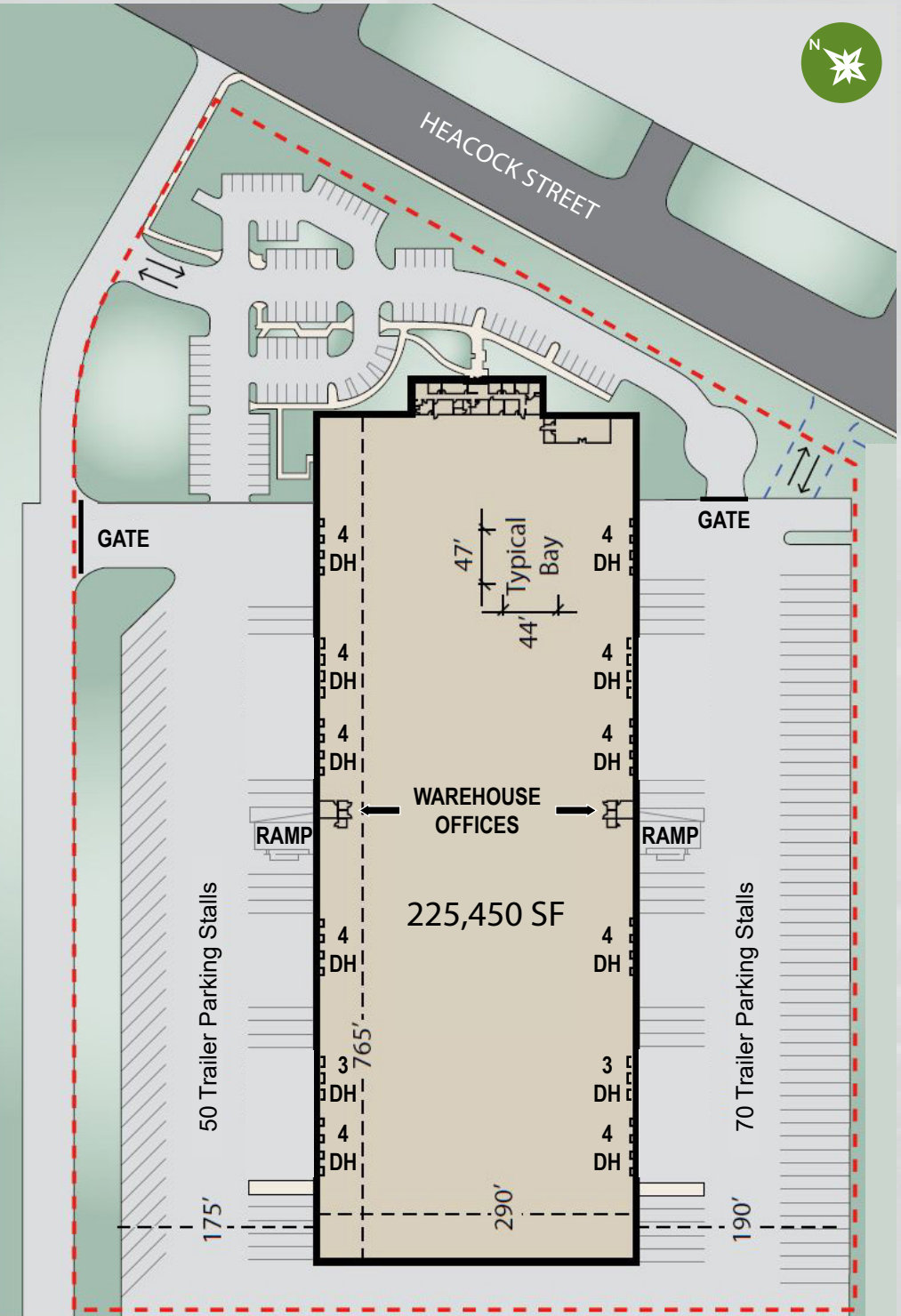
First Heacock is located in the highly desirable Inland Empire submarket of Southern California. The site is 25 miles east of Ontario International Airport and is accessible to the 215 Freeway via two 4-way interchanges. The property has immediate access to the Southern California freeway system with 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

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



Site Plan



Broker Contact:

Kyle Kehner, SIOR
Direct: (909) 942-4645
kyle.kehner@cushwake.com
CA License 01239566

Milo Lipson
Direct: (909) 942-4648
milo.lipson@cushwake.com
CA License 01253614

Tim Pimentel, SIOR
Direct: (909) 942-4647
tim.pimentel@cushwake.com
CA License 01421452

Ryan Velasquez
Direct: (909) 942-4673
ryan.velasquez@cushwake.com
CA License 01347459



www.cushmanwakefield.com

Owner Contact:

Ryan McClean
Executive Director
898 N. Pacific Coast Highway, Suite 175
El Segundo, Ca | 90245
Direct: (310) 414-5400



www.firstindustrial.com



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