

INDUSTRIAL TOW YARD W/ HUGE FENCED YARD



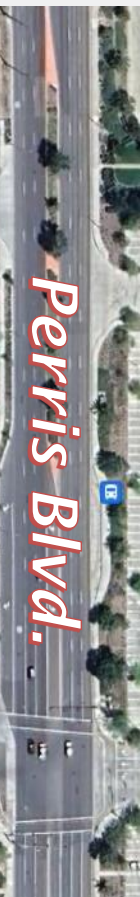
Industrial Tow Yard with
Huge Fenced Yard (\pm 2.33 Acres)

FOR LEASE

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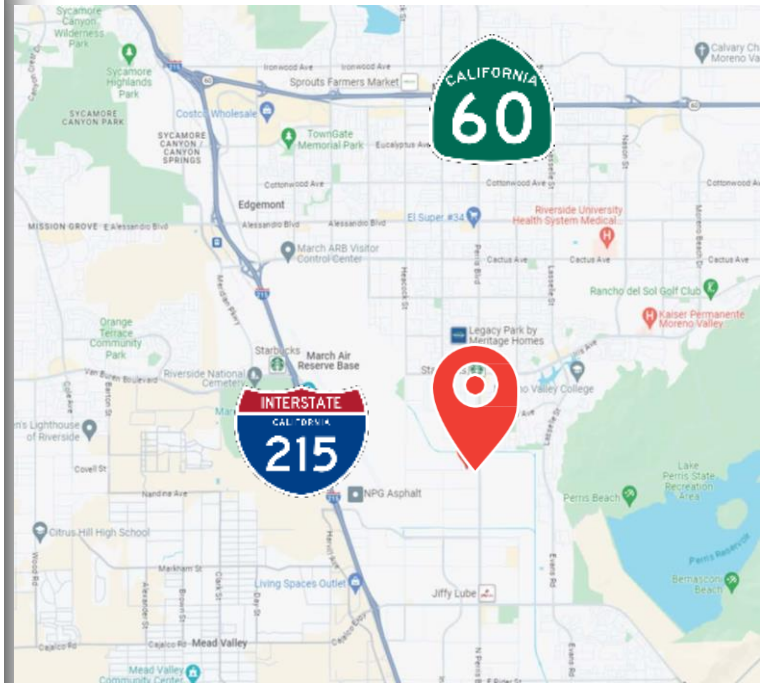
\pm 2.33 Acre Lot

24880 San Michele Rd.
Moreno Valley, CA 92551



Property Features:

- Existing C.U.P. (Conditional Use Permit) for Towing of Vehicle & Equipment (Verify with City)
- Other Possible Uses include, but don't limit: Recycling, Auto Dismantling, Industrial Outdoor Storage, Heavy Industrial Uses, etc.
- \pm 2.33 Acre Lot (\pm 101,451 SF)
- \pm 1,000 SF Office
- \pm 1,500 SF Warehouse/Shed
- Partially Concrete Paved and Remainder is Gravel
- Surrounded by many Fortune 500 Companies: Amazon, Proctor & Gamble, Skechers USA, Harbor Freight Tools, Aldi Foods, Decker Outdoor (UGG Boots), Philips Electronics, Walgreens, Harmon Kardon, Karma Automotive, etc.
- Excellent Location with access to 215 & 60 Freeways
- Zoning: Industrial Business Park – Specific Plan 208(i)
- APN: 316-190-054



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The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

Pictures

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ABOUT CITY OF MORENO VALLEY

24880 San Michele Rd. | Moreno Valley, CA 92551

Moreno Valley, California, offers an ideal location at the intersection of Interstate 215 and State Route 60, enabling same day access to Los Angeles, Orange County, San Diego, Northern California, Nevada, and Arizona.

Moreno Valley distinguishes itself from other locations with a pro-business philosophy, affordable land and lease rates, a motivated workforce, and many attractive incentives. The City is also a designated Foreign Trade Zone.

Moreno Valley consistently proves to be the best industrial market for business in the region with four robust industrial development areas to choose from including: Moreno Valley Industrial Area, Centerpointe Industrial Area, SR-60 Freeway Corridor, and the newly approved 40.6 million sq. ft. World Logistics Center. These zones feature some of the biggest names in logistics and the industrial market such as Amazon, Procter & Gamble, Skechers USA, Philips Electronics, Harman Kardon, Walgreens, Aldi Foods, Karma Automotive, Serta Simmons Mattress, Deckers Outdoor, O'Reilly Automotive, Fisher & Paykel, Harbor Freight Tools, LeGrand, Solaris Paper, and Keeco.

Moreno Valley is home to the largest industrial logistics business park in California history. The World Logistics Center is a master-planned development encompassing up to 40.6 million square feet of building area on 2,610 acres in the eastern portion of Moreno Valley. It is specifically designed to support next generation logistics, advanced manufacturing, and e-commerce facilities in a world class corporate park environment, supportive to the unique operational needs of international companies and corporate users.

KEY ADVANTAGES

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STRATEGIC LOCATION AND CONVENIENT ACCESS

- Centrally located in southern California at the junction of I-215 and SR-60 with access to key markets.
- Second largest city in Riverside County with a population of approximately 214,000 and 2.3 million in a 20-mile trade radius.
- Lower sale and lease rates.
- Air Service: Served by March Inland Port Airport in Moreno Valley for private charter flights and cargo transport capacity. Ontario International Airport is about 30 minutes away for passenger service.
- Rail & Ports: An inter-modal facility is 18 miles away and two major ports (the Port of Los Angeles and the Port of Long Beach) are easily accessed via the freeway system.

PRO-BUSINESS PHILOSOPHY

- Pro-business environment and concierge business service.
- Fast track development service with unparalleled plan check turnaround.
- 4,500 businesses strong.

MORENO VALLEY MARKET

- Home to Fortune 500 and international companies, including Amazon, Procter & Gamble, Skechers USA, Philips Electronics, Harman Kardon, Walgreens, Aldi Foods, etc.
- Approved World Logistics Center (WLC) - Largest industrial logistics business park in California history (40.6 million SF).
- Highly skilled and motivated workforce, with 53% of residents in white collar industries.
- Served by University of California, Riverside, Cal Baptist University, and Moreno Valley College with student populations exceeding 40,000, plus more than 40 colleges and universities within 50 miles.
- Served by two major medical facilities: Riverside University Health System Medical Center and Kaiser Permanente.

ATTRACTIVE INCENTIVES

- City-owned Electric Utility company with electric rate discounts ranging from 7% to 30.5%.
- Foreign Trade Zone designation.
- Workforce recruitment and training subsidy.
- Time & Material program.

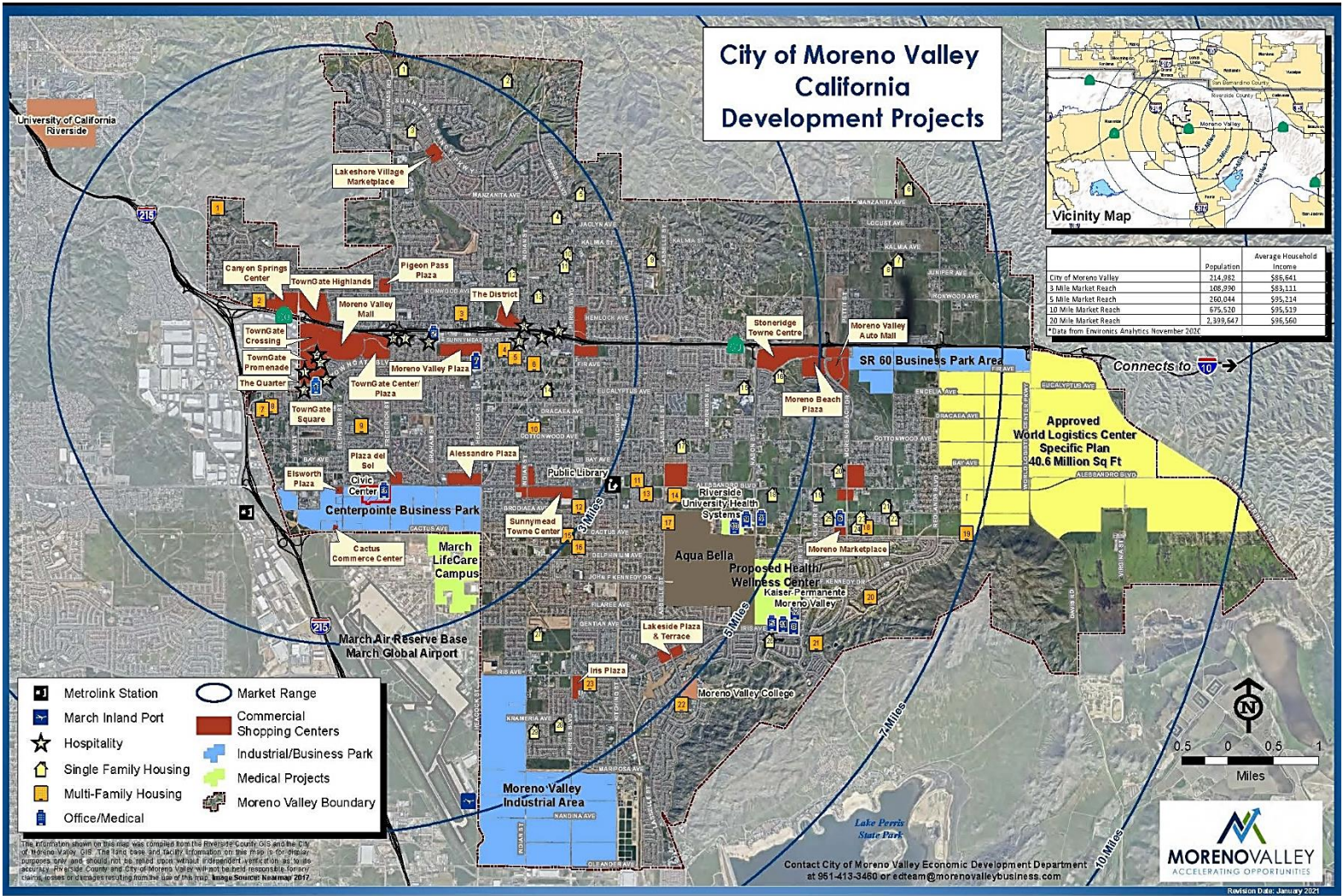
SITE MAP

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DEVELOPMENT MAP

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<https://www.morenovalleybusiness.com/wp-content/uploads/2017/03/New-Development-Map-1-30-17.pdf>

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