

+/- 203,944 SF AVAILABLE IN MORENO VALLEY, CA

## CENTERPOINTE COMMERCE CENTER

NEC of Frederick St. and Brodiaea Ave.



BREAKING GROUND AUGUST 2019



### PROJECT FEATURES:

- 203,944 SF Class A Industrial For Lease or Sale
- Excellent Access to I-215 Freeway via Alessandro Blvd. or Cactus Ave.
- +/- 8,080 SF Class A Two-Story Office
- 32' Clear Height
- ESFR Sprinkler System
- Abundant Truck Docks and Trailer Parking (185' Concrete Truck Yard)

DEVELOPED BY:

**ROCKEFELLER  
GROUP**

**Bill Heim**

bheim@lee-assoc.com

D 909.373.2901

License ID: 00776174

**Finn Comer**

fcomer@leeriverside.com

D 951.276.3618

Licence ID: 00789864

**Alex Heim**

aheim@lee-assoc.com

D 909.373.2701

Licence ID: 01945521

**Nesha Ritchie**

nritchie@lee-assoc.com

D 909.373.2942

Licence ID: 01936359

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



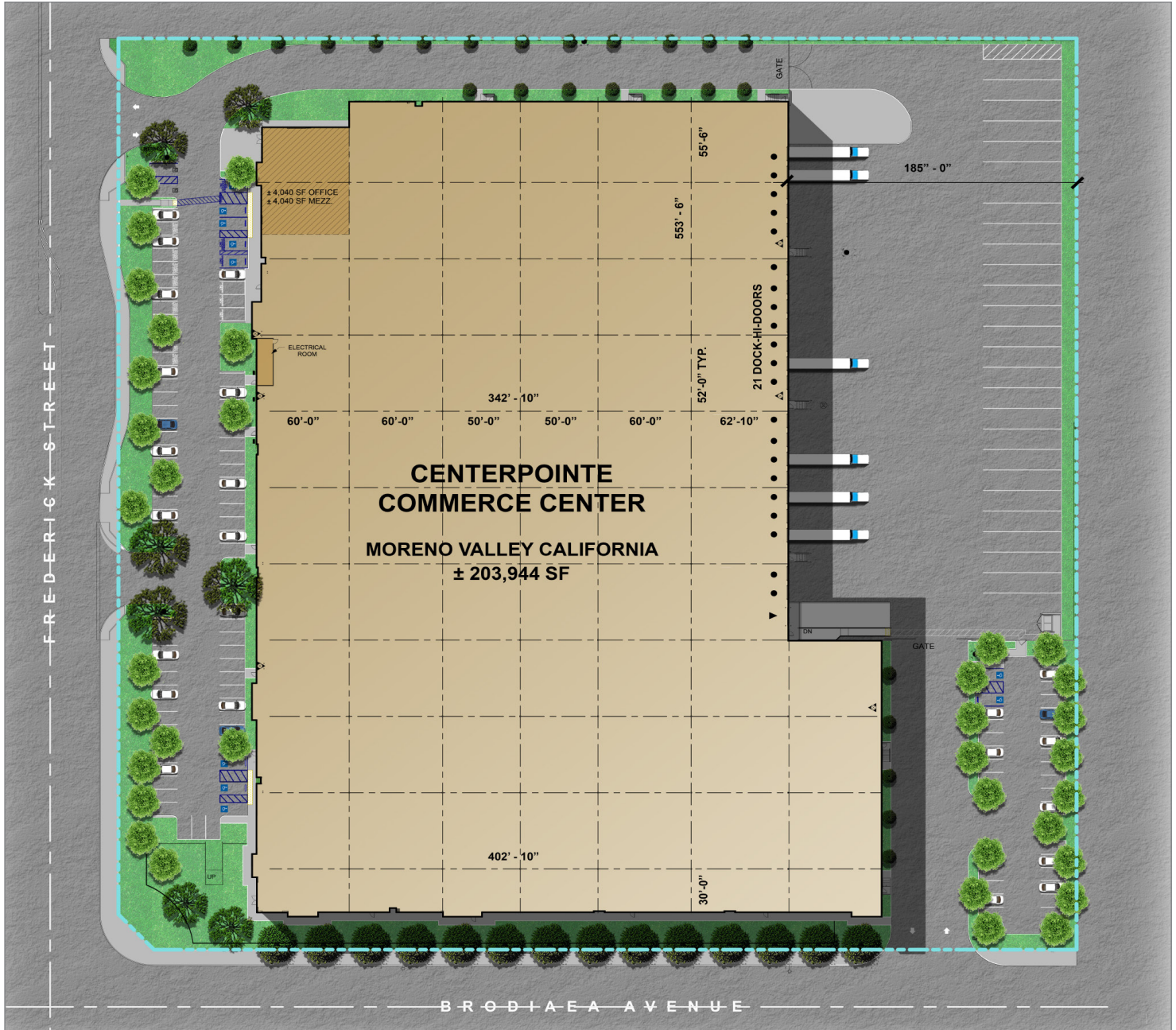
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### SITE PLAN



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### **BUILDING FEATURES:**

- +/- 203,944 SF Class A Industrial
- +/- 8,080 SF of Two Story Office
- +/- 8.78 Acres Land Parcel
- 106 Auto Parking Spaces
- 185' Secured Concrete Truck Court
- 26 Additional Trailer Parking Stalls
- 21 Dock High Loading Doors
- 1 Ground Level Loading Door
- 52'x60' Typical Column Spacing
- 2,000 AMP 480/277 3P Meter - 4,000 AMP UGPS
- ESFR Sprinkler System
- 6" Thick Floor Slab, 4,000 PSI, FF/FL Rating of 55/35
- 32' Minimum Clear Height @ 1st Column
- 2.5% Skylights
- Immediate Access to I-215 Freeway via Alessandro Blvd. or Cactus Ave.
- Corporate Neighbors: Amazon, Harbor Freight, UNFI, USPS, Resmed, Aldi, Federal Mogul, Frazee, Serta.



ENLARGED OFFICE PLAN - FIRST FLOOR (+/- 4,040 SF)



ENLARGED OFFICE PLAN - MEZZ FLOOR (+/- 4,040 SF)

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