



225,450 SF Industrial Building Vacant & Ready for Occupancy

First Heacock • 16875 Heacock Street • Moreno Valley, CA

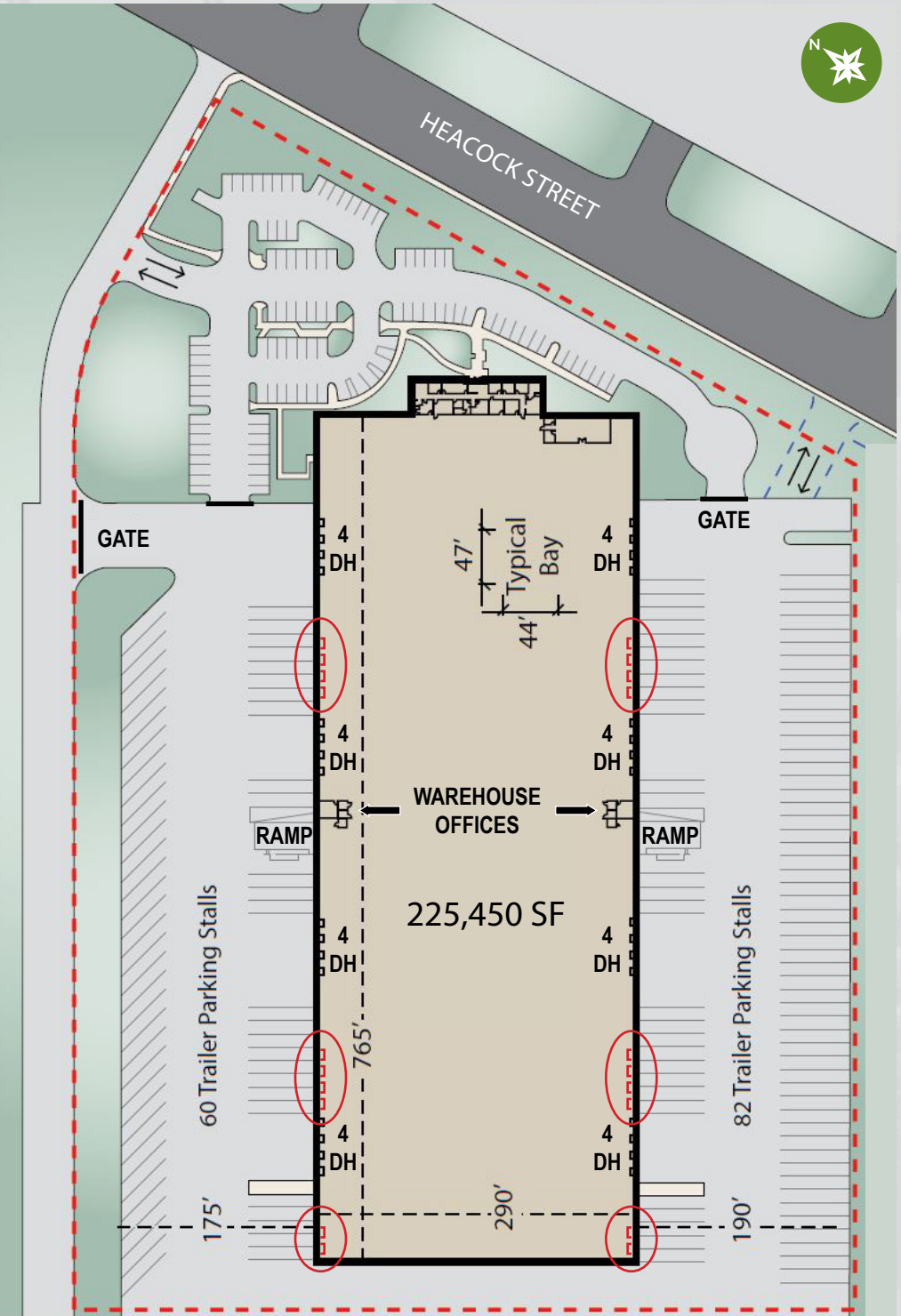
First Heacock is located in the highly desirable Inland Empire submarket of Southern California. The site is 25 miles east of Ontario International Airport and is accessible to the 215 Freeway via two 4-way interchanges. The property has immediate access to the Southern California freeway system with 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:** 32 Dock Doors with load levelers, 2 Ramped Doors (expandable to 52 Dock Doors)
- Trailer Parking:** 142 stalls
- Car Parking:** 104 spaces
- Truck Court:** 190' and 175'
- Electrical:** 2 - 1,000 Amp panels



Site Plan



 POTENTIAL DOCK HIGH DOORS





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