# FIRST SAN MICHELE LOGISTICS CENTER

by FIRST

24901 San Michele Road, Moreno Valley, CA 92551

#### **±187,985 SF** LOGISTICS FACILITY FOR LEASE





## PROPERTY FEATURES

**32'** Warehouse Clearance

Dock-High Doors (9'x10') - 20 Edge of Docks Levelers, 30,000 lb. - 2 Mechanical Pit Levelers, 35,000 lb. - 22 Dock Light/Fan Combos

**2,000** Amp service, 277/480 Volts, 3-Phase, with 2000 Amp additoinal UGPS

Ground-Level Door (12'x14')

ESFR Sprinkler System (K-17 Heads, 52 PSI)

> 2.5% Skylights

**5,260 SF** Two Story Office Space

> **40** Trailer Stalls (14'x53')

185' Secured 7" Concrete Truck Court

> **91** Auto Parking Spaces

**6''** Warehouse Slab 4000 PSI

**LED** Motion Sensor Warehouse Lighting

52'x60' Column Spacing



### SITE PLAN



### OFFICE PLANS



#### Second Floor

First Floor



#### SOUTHERN CALIFORNIA LOGISTICS NETWORK



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