

**±16,180 SF INDUSTRIAL/OFFICE BUILDING
FOR SALE**

±175 PARKING SPACES!



CLICK HERE

360°
VIRTUAL TOUR

22835 CALLE SAN JUAN DE LOS LAGOS | MORENO VALLEY, CA 92553



TOBY TEWELL | Vice President | 951.276.3662 | ttewell@leeriverside.com | DRE #01822772

ANDREW PEAKE | Vice President | 951.276.3644 | apeake@leeriverside.com | DRE #01398894

CARLY HAMILTON | 951.276.3663 | chamilton@leeriverside.com | DRE #01968295

PROPERTY FEATURES

- $\pm 16,180$ SF Available for Sale
- ± 2.42 Acres of Land (± 175 Parking Spaces)
- $\pm 11,176$ SF Office Space
- Two (12' x 14') Ground Loading Doors
- Large, Fully Gated Enclosed Parking Area
- 1,600 Amps; 277/480 Volts (Verify)
- 18' Clear Height
- Proximity to the 60 and 215 Freeways
- Corporate Neighbors Include: Harbor Freight, Skechers, Federal Mogul and UNFI

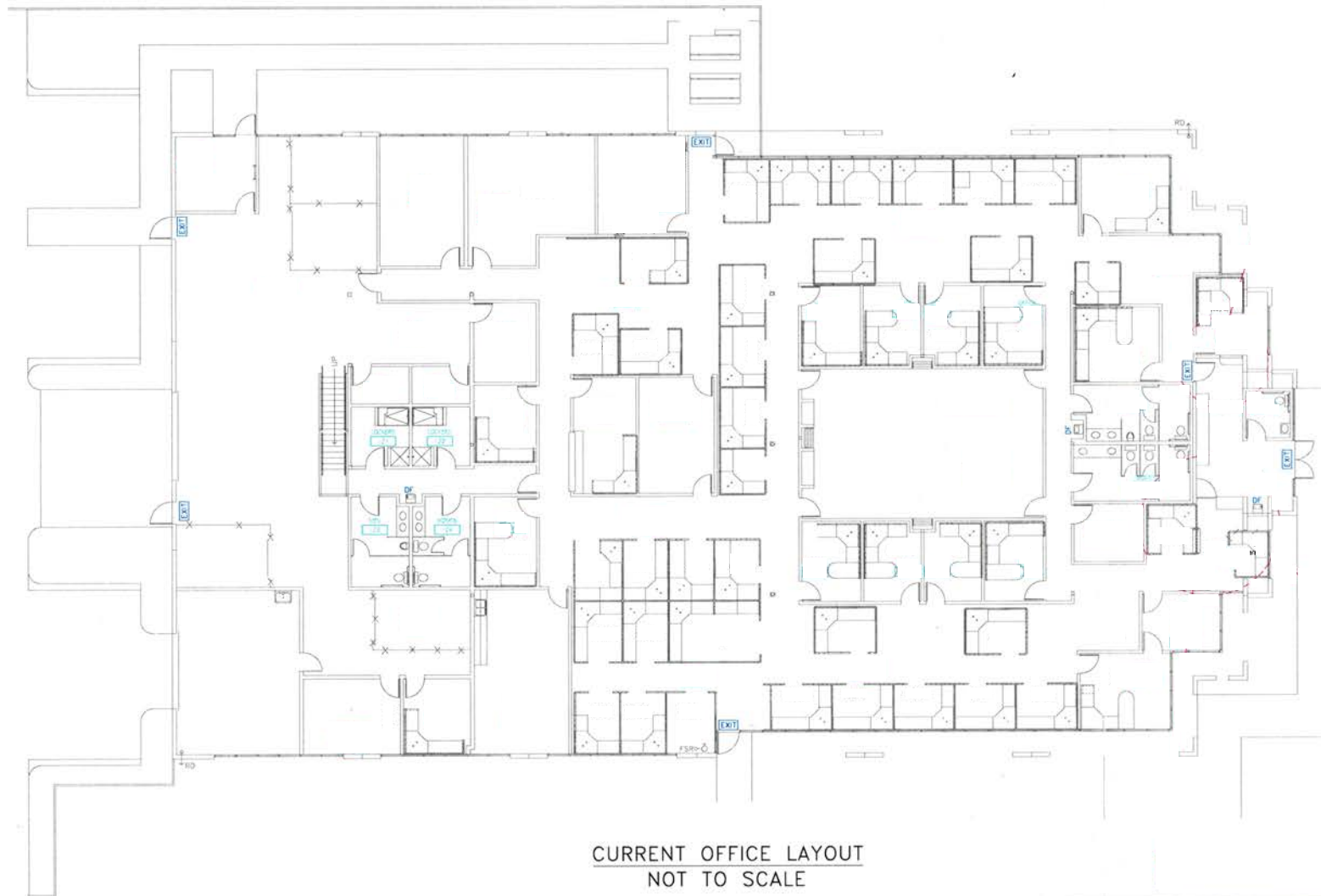


BROKER CONTACTS: **TOBY TEWELL**, 951.276.3662, DRE 01822772 | **ANDREW PEAKE**, 951.276.3644, DRE 01398894 | **CARLY HAMILTON**, 951.276.3663, DRE 01968295

LEE & ASSOCIATES, INC. - RIVERSIDE | 4193 FLAT ROCK DRIVE, SUITE 100 | RIVERSIDE, CA 92505

No warranty or representation has been made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Corporate DRE #01048055

FLOOR PLAN



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PROPERTY PHOTOS

[CLICK HERE FOR EXTERIOR PHOTOS](#)



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PROPERTY PHOTOS

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LOCATION MAP



Please Contact Brokers For
More Information

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