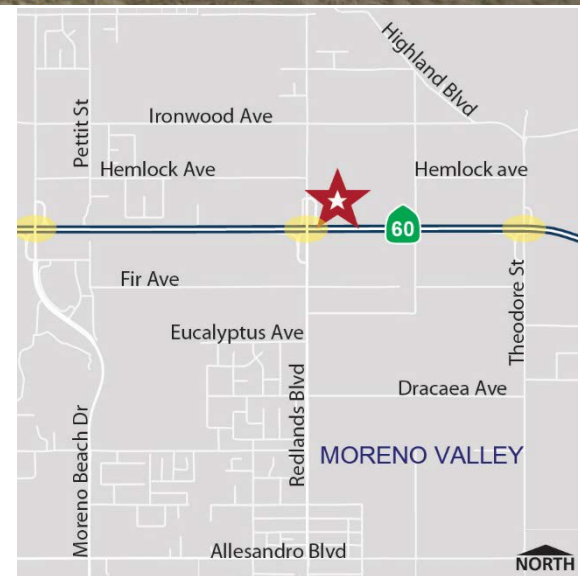




## Property Highlights

- ±39.75 Acres
- Freeway Adjacent & Visible – On/Off Ramp Proximity
- Square/Rectangular Shaped Lot
- Favorable Topography of Site
- Located in Pro Growth General Plan
- Single Ownership
- Proximity to Residential & World Logistics Center
- Development Fees Lower than Neighboring Municipalities



For more information, please contact:

**Andrew Starnes**  
 909.942.4667  
[andrew.starnes@cushwake.com](mailto:andrew.starnes@cushwake.com)  
 CA License 01799801

**Steve Bohannon**  
 310.525.1910  
[Steve.bohannon@cushwake.com](mailto:Steve.bohannon@cushwake.com)  
 CA License 01086195

**Phil Lombardo**  
 909.942.4678  
[phil.lombardo@cushwake.com](mailto:phil.lombardo@cushwake.com)  
 CA License 00892477

901 N. Via Piemonte, Suite 200  
 Ontario, CA 91764  
 phone: +1 909 980 7788

[cushmanwakefield.com](http://cushmanwakefield.com)

## PROPERTY

Land:	Approximately 39.75 Acres
Municipality:	City of Moreno Valley
County:	Riverside



**FOR SALE**  
**NEC Redlands Blvd & CA-60 Freeway**  
 Moreno Valley, CA

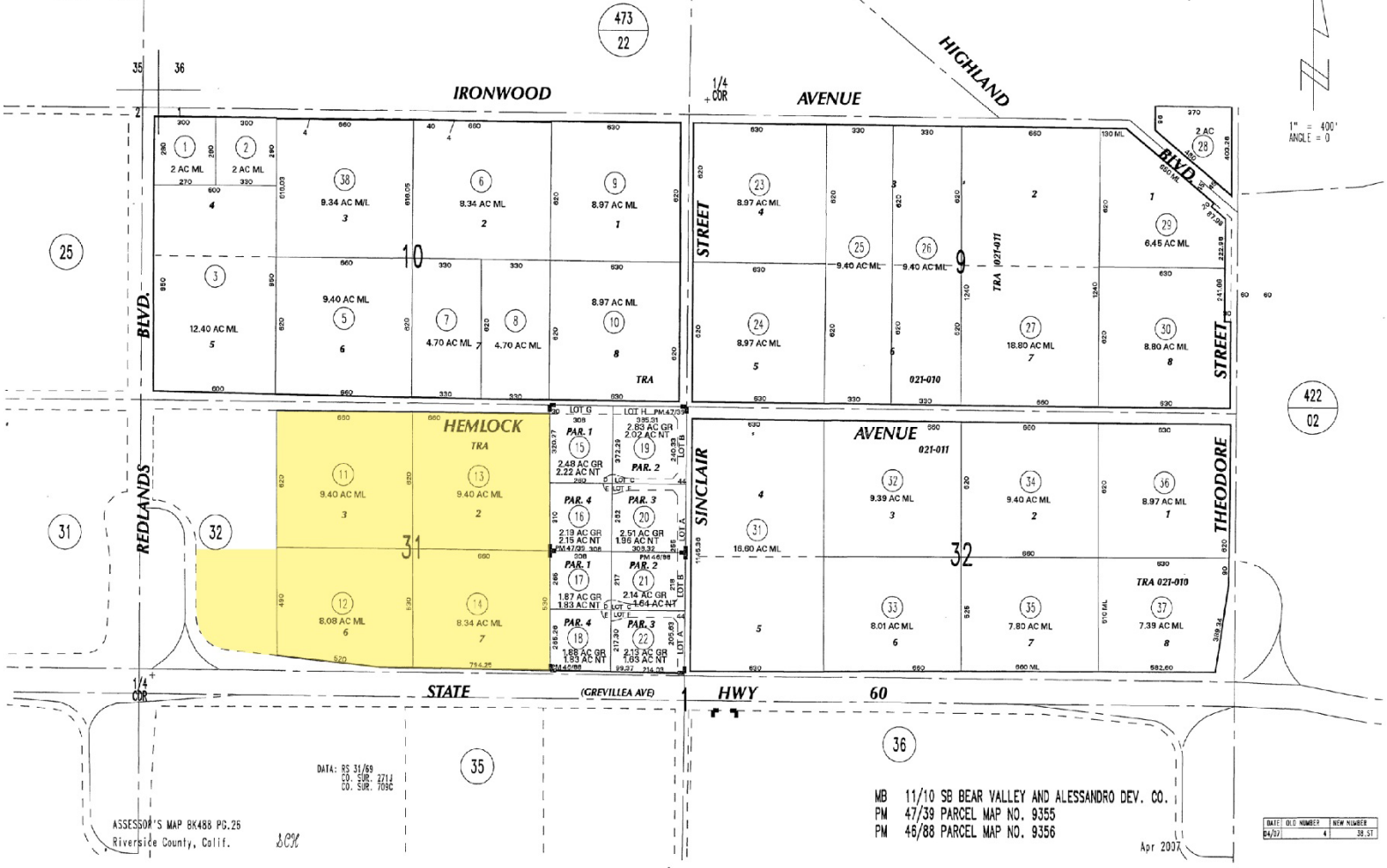
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

APR 26 2007

POR. SEC 1 T.3S., R.3W  
 CITY OF MORENO VALLEY

T. R. A. 021-010  
 021-011

488-26  
 477-08



**Andrew Starnes**  
 909.942.4667  
[andrew.starnes@cushwake.com](mailto:andrew.starnes@cushwake.com)  
 CA License 01799801

**Steve Bohannon**  
 310.525.1910  
[steve.bohannon@cushwake.com](mailto:steve.bohannon@cushwake.com)  
 CA License 01086195

**Phil Lombardo**  
 909.942.4678  
[phil.lombardo@cushwake.com](mailto:phil.lombardo@cushwake.com)  
 CA License 00892477

901 N. Via Piemonte, Suite 200  
 Ontario, CA 91764  
 phone: +1 909 980 7788  
[cushmanwakefield.com](http://cushmanwakefield.com)