



INDUSTRIAL

**MORENO VALLEY**  
CALIFORNIA

[www.morenovalleybusiness.com](http://www.morenovalleybusiness.com)

## ACCELERATING OPPORTUNITIES

### STRATEGIC LOCATION & CONVENIENT ACCESS

Centrally located in Southern California at the junction of SR-60 and I-215 - two major transportation corridors. More than 53.7 million trips per year along SR-60, with swift access to Los Angeles, Orange County, San Diego, Northern California, Arizona, and Nevada.

### HOT MORENO VALLEY MARKET

Highly skilled and motivated workforce in a City with a population over 207,000 and nearly 2.5 million within a 20 mile radius. Future development includes the World Logistics Center (WLC) – largest industrial logistics business park in California history (40.6 million SF).

### PRO-BUSINESS PHILOSOPHY

Pro-business environment and concierge business service, able to fast track development and unparalleled plan check turn around. Boasts City owned electric utility and top in industry for reliability.

### ATTRACTIVE INCENTIVES

Electrical rate discount for qualifying businesses - Foreign Trade Zone designation | Time & Materials program | Workforce Recruitment and Training subsidy

 **2nd**  
largest city in  
Riverside County

 **21st**  
largest city in  
CALIFORNIA

 **51.3** square  
MILES

 **5.76%**  
annual growth  
RATE

**207,675**  
Moreno Valley  
Population 2016

 20-mile  
radius population  
**2,302,607**

 Median  
AGE: **30.8**

 Inland Empire  
ONE OF THE FASTEST GROWING REGIONS  
**IN THE US**

 Home to numerous  
**Fortune 500**  
AND INTERNATIONAL COMPANIES

 **4500**  
businesses  
**STRONG**



TRANSPORTATION  
**SERVED  
BY**

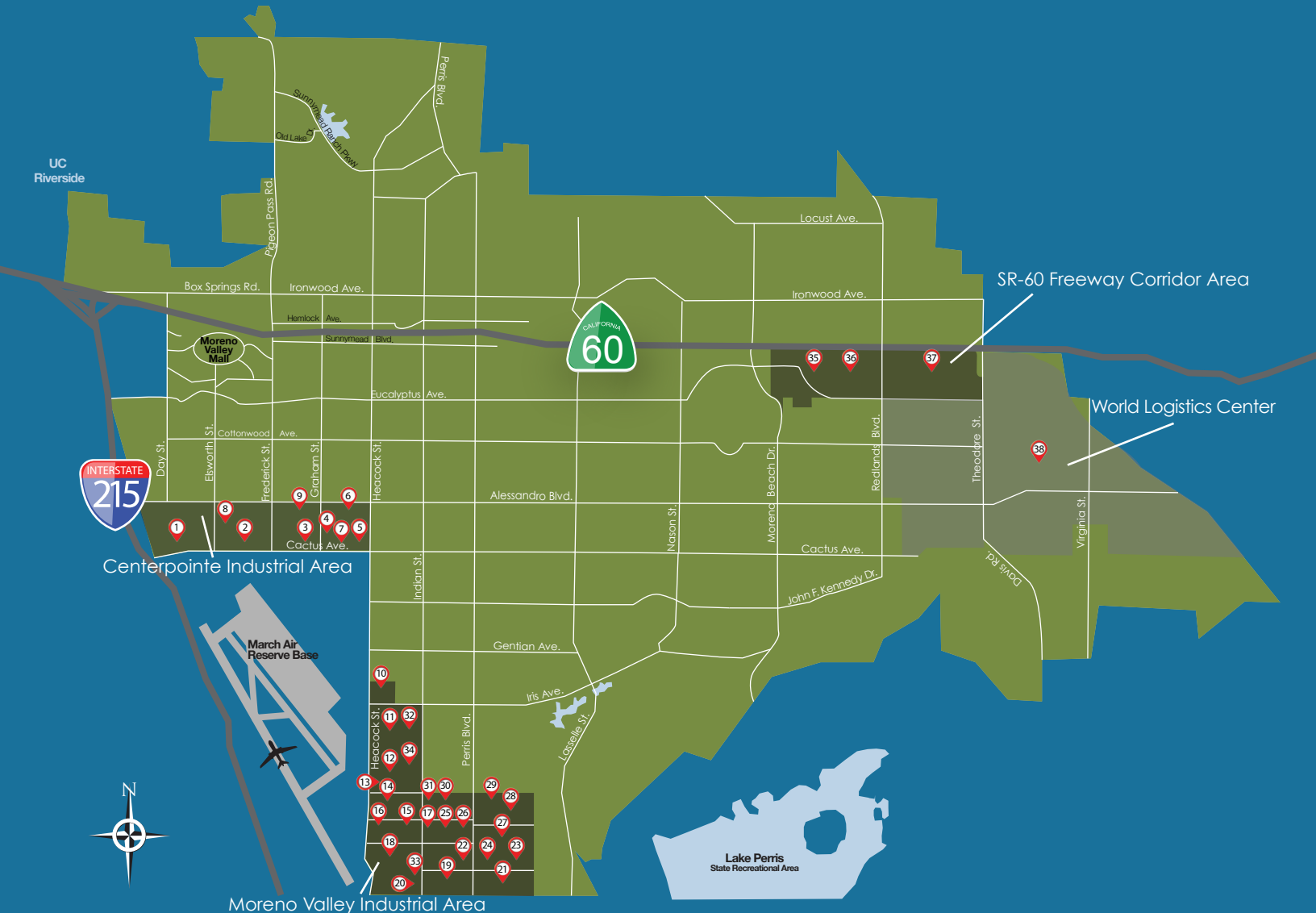
CALIFORNIA STATE ROUTE 60 | INTERSTATE 215  
METROLINK  
MARCH INLAND PORT AIRPORT - CHARTER & CARGO FLIGHTS  
INTERNATIONAL FLIGHTS FROM ONTARIO AIRPORT



# MORENO VALLEY

## CALIFORNIA

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## INDUSTRIAL PROPERTIES

### CENTERPOINTE INDUSTRIAL AREA

- 1 United Natural Foods, Inc.
- 2 Federal-Mogul
- 3 Harbor Freight Tools
- 4 Frazee Paint
- 5 U.S. Post Office Distribution Center
- 6 ResMed
- 7 Serta Simmons Bedding
- 8 Veterans Way Logistics Center
- 9 Centerpoint Business Park

### MORENO VALLEY INDUSTRIAL AREA

- 10 Moreno Valley Industrial Park
- 11 Floor & Decor
- 12 Lowe's Home Improvement

- 13 Cardinal Glass
- 14 Amazon
- 15 Amazon
- 16 IDS - Phase II
- 17 Modular Metal Fabricator
- 18 First Nandina Logistics
- 19 Deckers Outdoor
- 20 First Industrial
- 21 Ross Dress For Less
- 22 Harman Kardon/Fisher & Paykel
- 23 Philips Electronics
- 24 Masonite International
- 25 Harbor Freight Tools
- 26 First Inland Logistics - Phase II

- 27 Walgreens
- 28 Modular Logistics Center
- 29 Karma Automotive
- 30 Minka Lighting
- 31 O'Reilly Automotive
- 32 Procter & Gamble
- 33 Vogel Properties
- 34 Prologis

### SR-60 FREEWAY CORRIDOR AREA

- 35 Prologis Eucalyptus Industrial
- 36 Aldi Foods, Inc.
- 37 Skechers USA

### WORLD LOGISTICS CENTER

- 38 World Logistics Center