

30050 EUCALYPTUS AVENUE
MORENO VALLEY, CA 92555

FOR SALE | 22 AC
SOUTHLAND MARKET | EIE

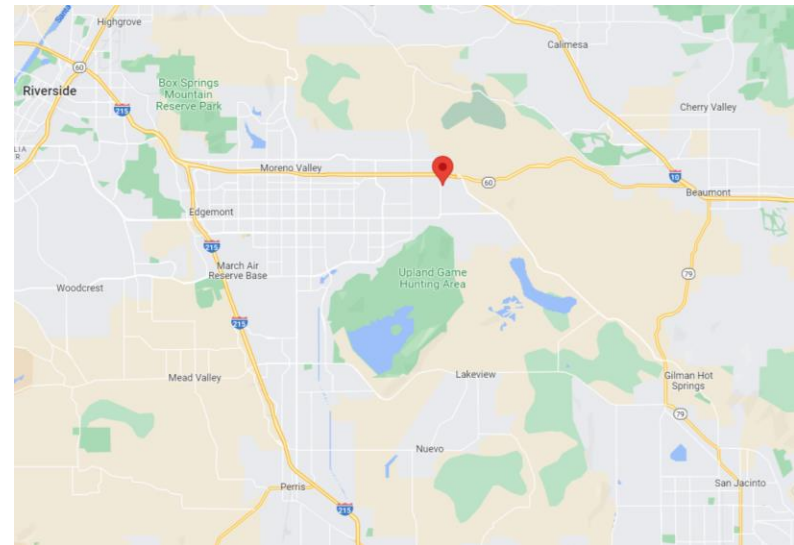


THE OFFERING

Southland Commercial Real Estate, Inc. is offering an opportunity to purchase approximately **22 acres of industrial land** in a high demand Inland Empire location with immediate I-60 Freeway access. The site offers investors the prospect to acquire a strategic Inland Empire location just 9 miles east of the I-215 and I-60 interchange and **within a specific plan that is earmarked for high cube logistics warehouse uses**. The Inland Empire is the most desirable industrial market in the U.S. with a record-low second quarter vacancy rate of just 0.2% over 600M SF of product.

A conceptual plan has been developed that would deliver to the site a +/- 500,000 SF warehouse. As of today there is no vacancy in the 500,000 SF or larger size range in all of the Inland Empire.

Address:	30050 Eucalyptus Avenue Moreno Valley, CA 92555
Lot Size:	963,423 SF or 22.117 AC (Net)
APN:	422-040-014
Zoning:	"LD" or Logistics Development as part of The World Logistics Center Specific Plan City of Moreno Valley



Exclusively
Listed By:

Mark Repstad | Principal
T: 213.338.8000 X1
mark@southlandcre.com
License ID: 01492673

Carla Chen | Senior Associate
T: 213.338.8000 X3
carla@southlandcre.com
License ID: 02106100

INDUSTRIAL LAND

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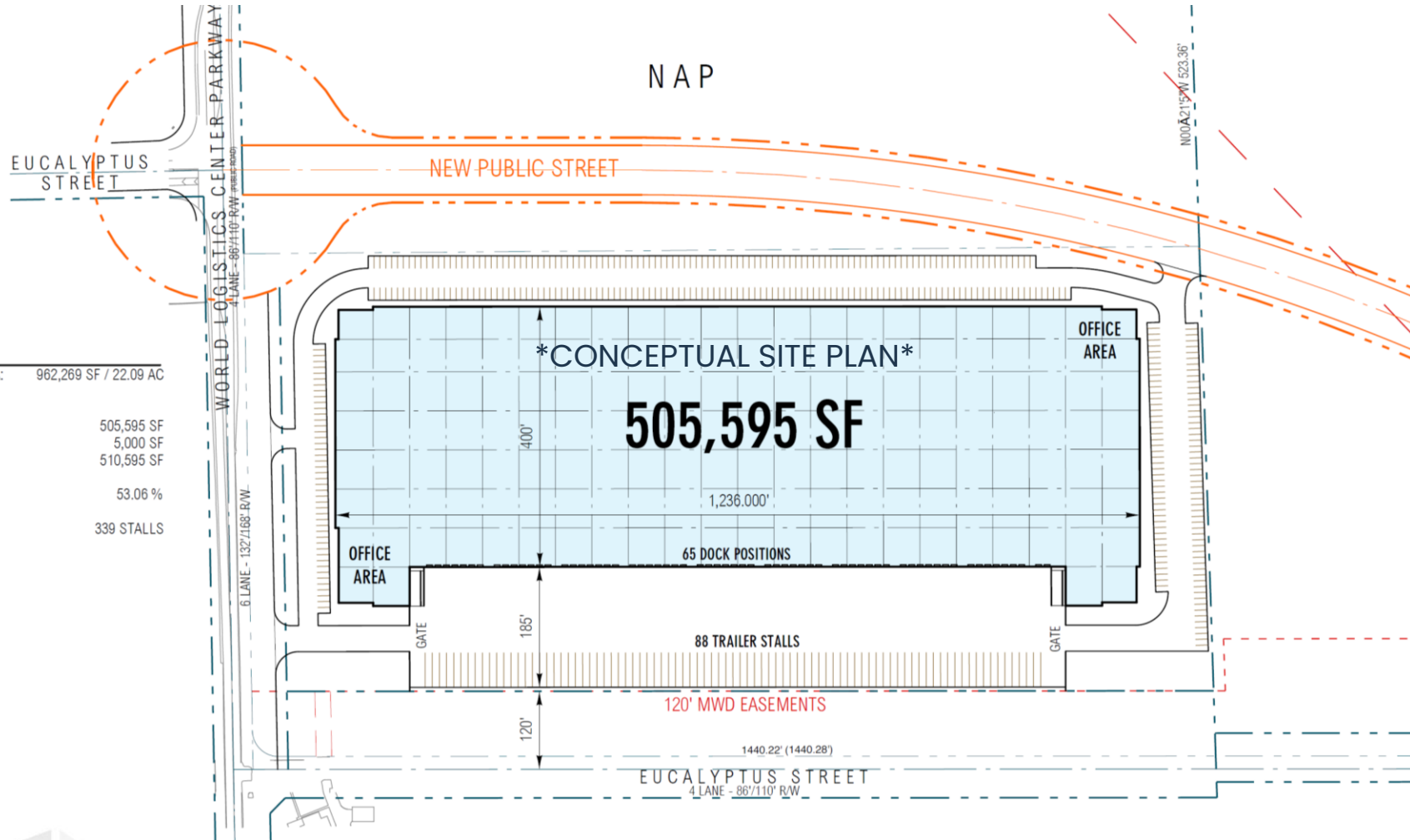
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PROJECT DATA:

APPROX. NET SITE AREA: 962,269 SF / 22.09 AC

BUILDING AREA:
FOOTPRINT 505,595 SF
MEZZANINE 5,000 SF
TOTAL 510,595 SF

LOT COVERAGE: 53.06 %

PARKING PROVIDED: 339 STALLS



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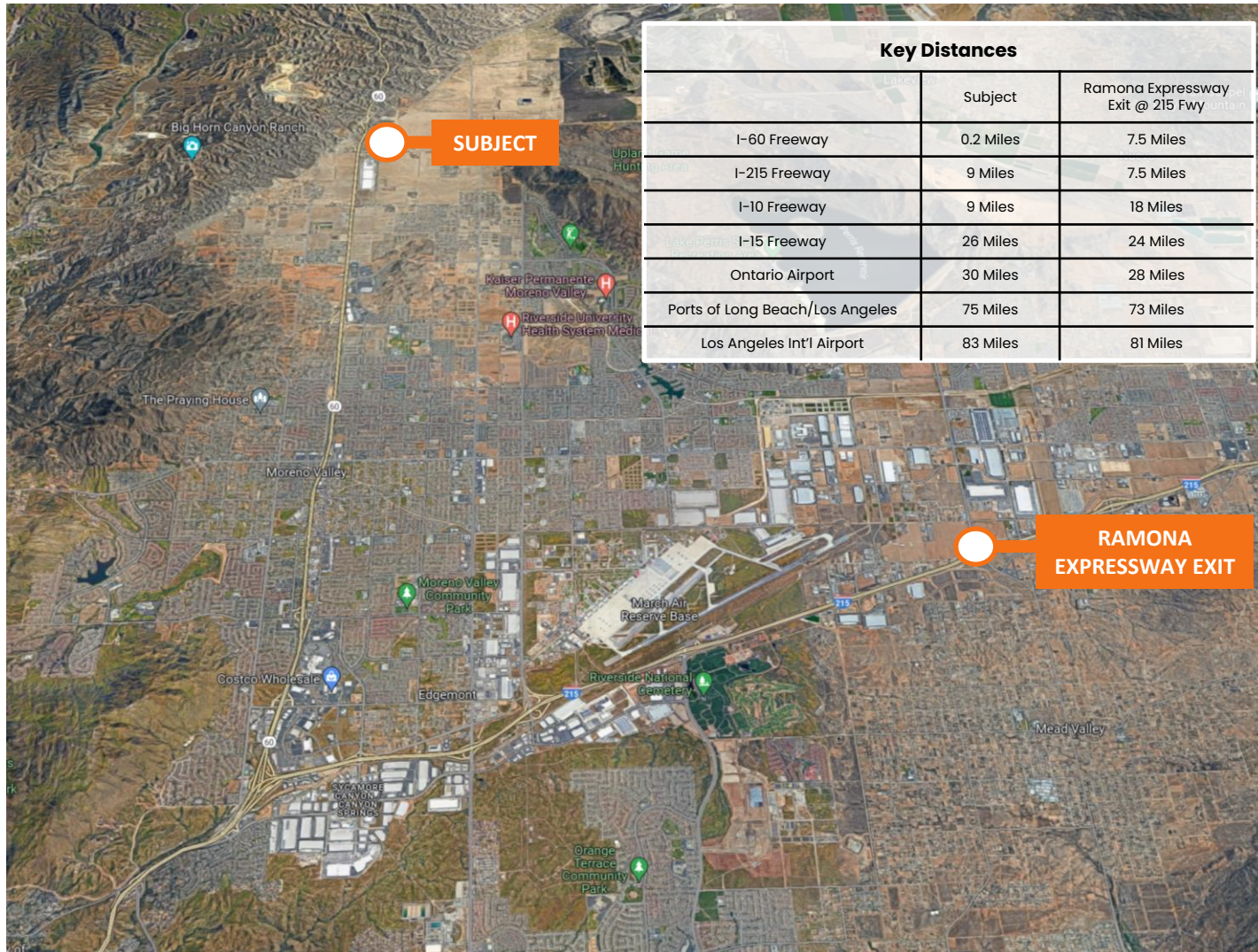
INDUSTRIAL LAND

#	Address (Buyer, Seller)	Sale Date	Acres	Sale Price PSF/LAND	Notes
1	27260 Meines St, Highland (Lovett Industrial, KCB Towers)	09/22	12.70	\$92.19	New industrial planned.
2	3931 Brennan Ave, Perris (Duke, Starcrest)	07/22	29.00	\$75.51	New industrial planned.
3	22360 Goldencrest Dr, Moreno Valley (Bridge Inv Group, Fortress)	06/22	7.38	\$91.76	New industrial planned.
4	750 Marlborough Ave, Riverside (Stockbridge/DP, Rexco)	06/22	17.44	\$93.46	326,350 SF industrial under construction. Delivering Q2, '23.
5	E Santa Ana Ave, Bloomington (Greystar RE, Private)	04/22	4.10	\$99.39	New industrial planned.
6	2271 N Locust Ave, Rialto (Xebec, Harvik Prop)	04/22	4.25	\$89.13	New industrial planned.
7	26907 5 th St, Highland (Crow Holdings, CRG/LCI)	04/22	19.60	\$70.00	New industrial planned.
8	301 Tennessee, Redlands (Duke, ESRI)	04/22	10.99	\$58.23	New industrial planned.
9	NEC Casmalia St & Linden, Rialto (Blackcreek, Private)	12/21	18.41	\$80.30	New industrial planned.
10	22360 Goldencrest Dr, Moreno Valley (Fortress, Guarriello Diversified)	12/21	7.38	\$60.66	New industrial planned.
11	Nevada, Redlands (LDC/Molto, Private)	10/21	17.30	\$61.17	New industrial planned.

AVERAGES: 13.50 AC \$79.25 PSF/LAND

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