

# Moraga Distribution Center

28381 Vincent Moraga Drive / Temecula, California 92590 / Southwest Riverside County

**±50,000**

Rentable SF available

**\$1.05**

Per SF / month, NNN

**48' - 6"**

Warehouse ceiling height

**±4,900**

Rack positions in place

**1 OCT 26**

Available

## The offering

**Base rent** \$1.05 per SF / month, NNN

**Operating expenses** Actual pass-through at pro-rata share under the master lease. Reconciliation history available on request.

**Premises** ±50,000 SF

**Available** 1 October 2026

**Term** Negotiable. Five years or longer available; shorter terms considered.

**Office** 5,000 SF on the ground floor, included. Three executive offices on the third floor available at additional cost, negotiable.

**Loading** Up to seven dock-high doors plus one roll-up grade-level door.

**Racking** Selective pallet rack in place. Inclusion, separate licence or removal to be agreed.

**Material handling** Subtenant to supply forklifts, or rent on site from REUZEit.

**Consent** Subject to landlord consent and the terms of the master lease.

## The space

A demised portion of a 109,741 SF concrete distribution building, offered with selective pallet racking already installed and standing — storage capacity from day one, without the cost or lead time of a rack install.

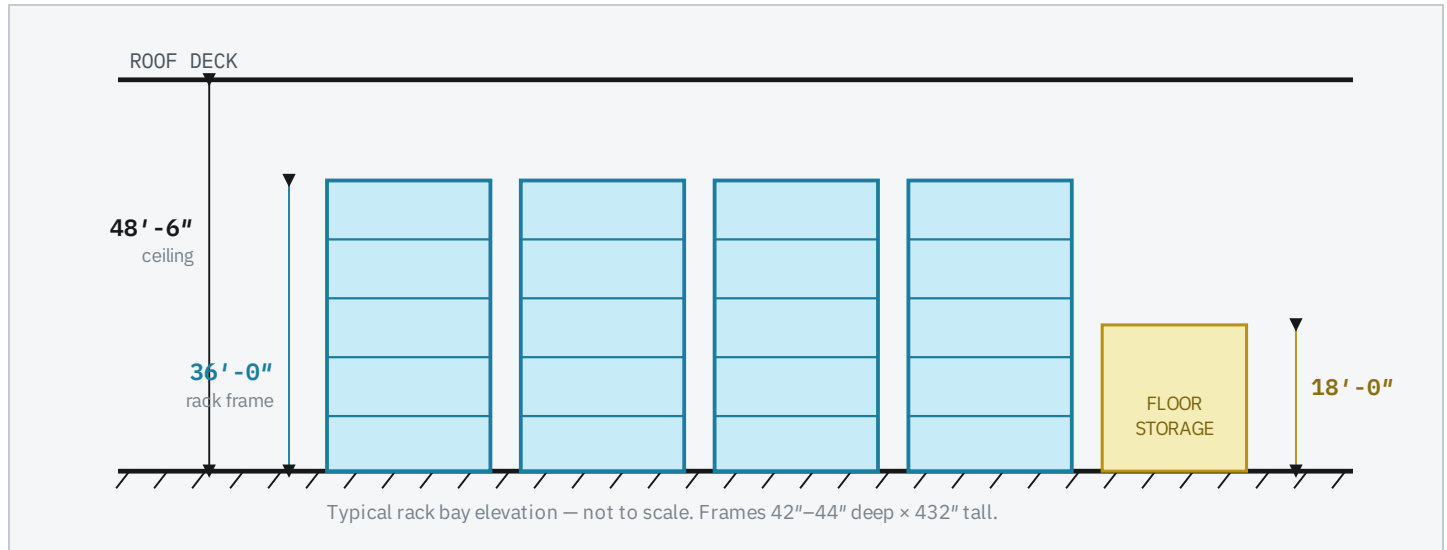
Ceiling height in the warehouse runs 44'-4" to 48'-6", which is exceptional for a building of this size. Standing rack frames are 432" — a full 36 feet — giving genuine high-cube storage rather than the 24'–28' typical of mid-size Southwest Riverside product. Column spacing is 48' × 50', wide enough for efficient aisle layout without designing around obstructions.

Ground-floor office sits directly off the warehouse, with a large employee breakroom connected to the operating floor. The building fronts Interstate 15, inside the delivery radius of both the Inland Empire corridor and San Diego County — the closest high-cube alternative for operators priced out of coastal San Diego.

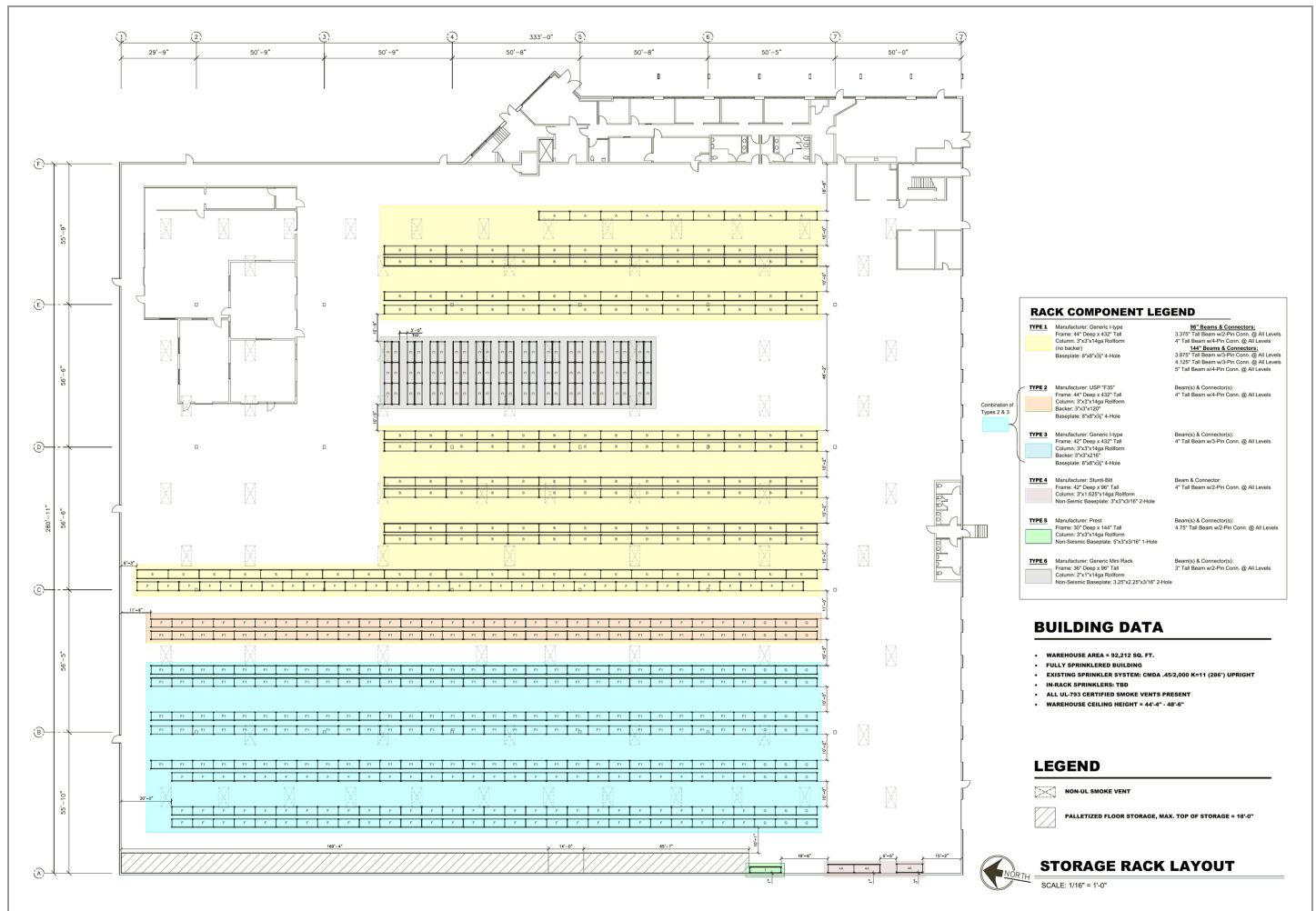
### Suited to

- Pallet-in, pallet-out B2B distribution
- Overflow and seasonal surge storage
- Reverse logistics, inspection and refurbishment
- Kitting, light assembly and serialised handling
- San Diego County operators seeking high-cube capacity

## Section through warehouse



## Storage rack layout — whole building



April 2026 rack layout, whole building. Warehouse area 92,212 SF. Office and support improvements occupy the north end of the plan; dock-high loading is concentrated along the south elevation. The sublease premises will be demised from this floor plate — final wall location and dock allocation are subject to fire-code review and landlord approval. Rack counts are drawing-based and require field verification and permitting before they are relied upon.

## Building schedule

| Item                | Specification               | Note                                                                      |
|---------------------|-----------------------------|---------------------------------------------------------------------------|
| Total building      | 109,741 RSF                 | Reinforced concrete, single structure                                     |
| Warehouse area      | 92,212 SF                   | Per rack layout drawing                                                   |
| Premises offered    | ±50,000 SF                  | Smaller demise to ±38,650 SF also considered                              |
| Office available    | 5,000 SF                    | Ground floor; three third-floor executive offices available at extra cost |
| Ceiling height      | 44' - 4" - 48' - 6"         | Marketed clear 40'-43'                                                    |
| Rack frame height   | 432" (36' - 0")             | Types 1-3, 42"-44" deep                                                   |
| Floor storage limit | 18' - 0"                    | Palletised floor-storage strip, max top of storage                        |
| Column spacing      | 48' × 50'                   |                                                                           |
| Dock-high doors     | Up to 7                     | Of 11 in the building, each with leveler                                  |
| Grade-level door    | 1 roll-up                   | Drive-in access                                                           |
| Truck court         | ±130'                       | Full trailer maneuvering                                                  |
| Power               | 2,000A / 277-480V / 3-phase | Allocation to be confirmed                                                |
| Fire protection     | CMDA .45/2,000, K=11        | 286°F upright, fully sprinklered; in-rack sprinklers TBD                  |
| Smoke vents         | UL-793 certified            | Present throughout warehouse                                              |
| Parking             | ±103-108 spaces             | Outside storage capability                                                |
| Site                | ±6 acres                    |                                                                           |
| Zoning              | LI                          | Light Industrial, City of Temecula                                        |
| Year built          | 1997                        |                                                                           |

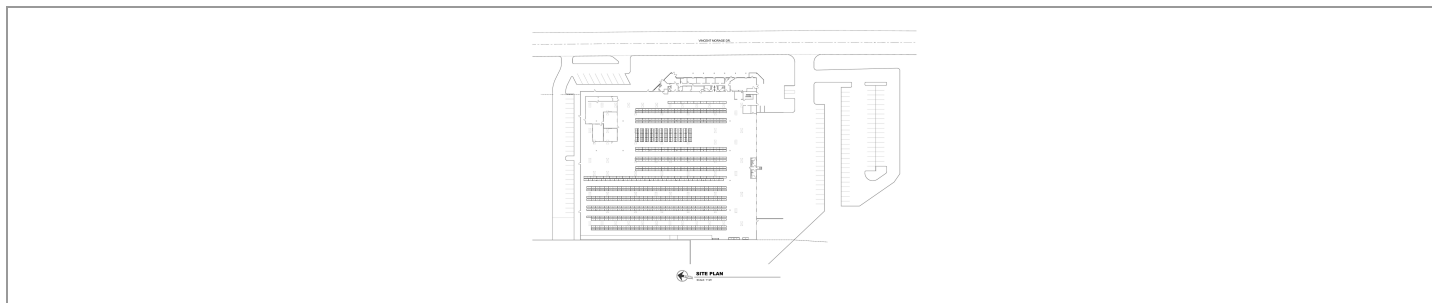
## Rack inventory

593 rack bay faces across nine block types, approximately 7,590 planned pallet positions building-wide. The ±50,000 SF demise carries approximately 4,900–5,500 of those positions.

| Block   | Bay faces | Planned positions |
|---------|-----------|-------------------|
| Type B  | 140       | 2,940             |
| Type F1 | 168       | 1,680             |
| Type F  | 151       | 1,812             |
| Type G  | 30        | 420               |
| Type E  | 22        | 396               |
| Type A  | 9         | 189               |
| Type C  | 72        | 144               |
| Type I  | 1         | 9                 |
| Total   | 593       | 7,590             |

**Planned counts, not certified capacity.** Figures are taken from the April 2026 rack drawing. Seismic certification, high-pile storage permitting, sprinkler design, aisle widths and as-installed condition all require verification. Prospective subtenants should plan on an operating occupancy well below 100% to preserve receiving, put-away and staging.

## Site plan



Site plan at 1" = 25'. Frontage on Vincent Moraga Drive, parking fields to the north and east, truck court and dock-high loading to the south.

### ENQUIRIES

**Justin Andrews**  
Owner

### CONTACT

**951-447-6852**  
WhatsApp text preferred  
Sublease@REUZEit.com

### PROPERTY

28381 Vincent Moraga Dr  
Temecula, CA 92590

All areas, dimensions, capacities, rack counts and building services stated above are approximate, are drawn from third-party drawings and marketing material, and are subject to field verification. Nothing in this document constitutes an offer or a commitment to lease. Any sublease is subject to landlord consent and to the terms of the master lease. Demising configuration, dock allocation, fire-protection design and high-pile storage permitting are subject to approval and may alter the areas, capacities and door counts shown. Prospective subtenants should satisfy themselves independently as to the suitability of the premises.