

NEC OF PATTERSON AVENUE & MARKHAM STREET PERRIS, CA

- Fully Entitled Building with the potential for additional auto and or trailer parking expansion
- High Image location, freeway visible with immediate access to the I-215 Freeway
- Prime Inland Empire Location, with strategic access to three major Interstates and the nation's busiest port (Los Angeles/Long Beach) system; immediate proximity to Ontario International Airport, UPS Air and UPS & FedEx Ground Hubs and BNSF Intermodal yard
- Breaking ground September 2017

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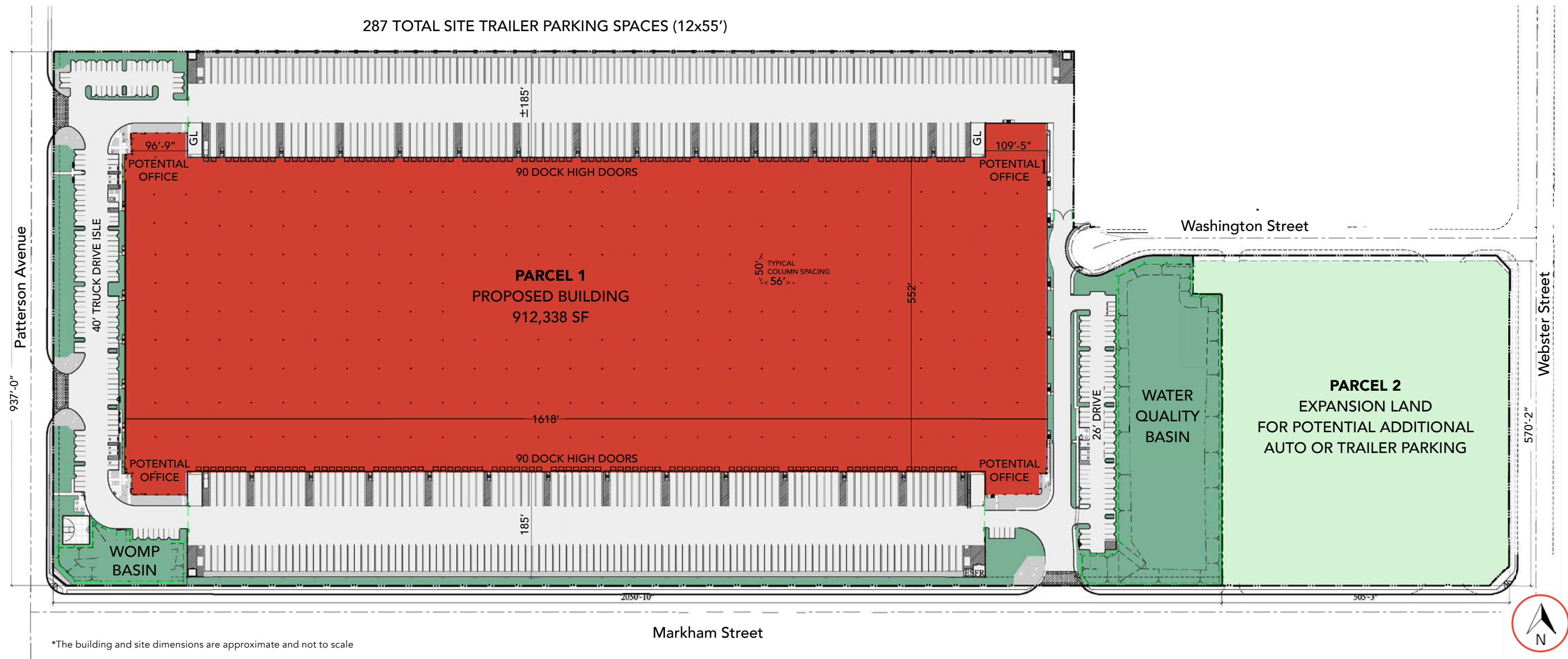
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PROPERTY FEATURES

- Cross dock loading
- I-215 freeway visibility
- 36' Minimum clear height
- ±3,500 SF of planned main offices and ±320 SF of breakroom area
- ESFR sprinkler system
- 180 Dock high doors (9' x 10')
- 4 Ground level ramp loading doors (12' x 14')
- 50' X 56' typical bay spacing
- ±185' Secured concrete truck courts
- ±287 Trailer parking spaces outside of dock
- ±229 Auto parking spaces
- On-site truck drive-around capability
- 2000 Amps, 480/277 3 phase electrical with possible expansion to 8,000 Amps
- Immediate I-215 access via Ramona Expressway
- Located on ±41.80 Net acres with a contiguous ±6.78 Net Acre Site Available



*The building and site dimensions are approximate and not to scale



CONTACT

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