

19972 PATTERSON AVENUE

FOR LEASE OR SALE

±199,932 SF



Inland Empire East

19972 Patterson Avenue
Perris, CA 92570

LINK

Colliers

OVERVIEW

19972 Patterson Avenue
Perris, CA 92570

Inland Empire East



PROPERTY SPECIFICATIONS

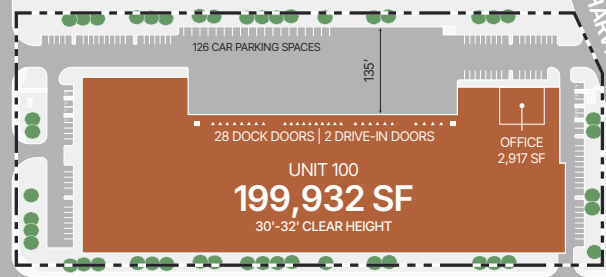
Available SF	±199,932 SF
Office SF	2,917 SF
Fire Protection	ESFR
Clear Height	30'–32'
Dock-High Doors	28
Drive-In Doors	2
Power	1200 Amps (recent upgrade)
LED Lighting	Yes
Auto Parking	126
EV Charging Stations	Available
Year Built	2021
Truck Court Depth	135' Fully Secured



HARVILL AVENUE

RIDER STREET

PATTERSON AVENUE







Recent Power Upgrade to ± 1200 Amps

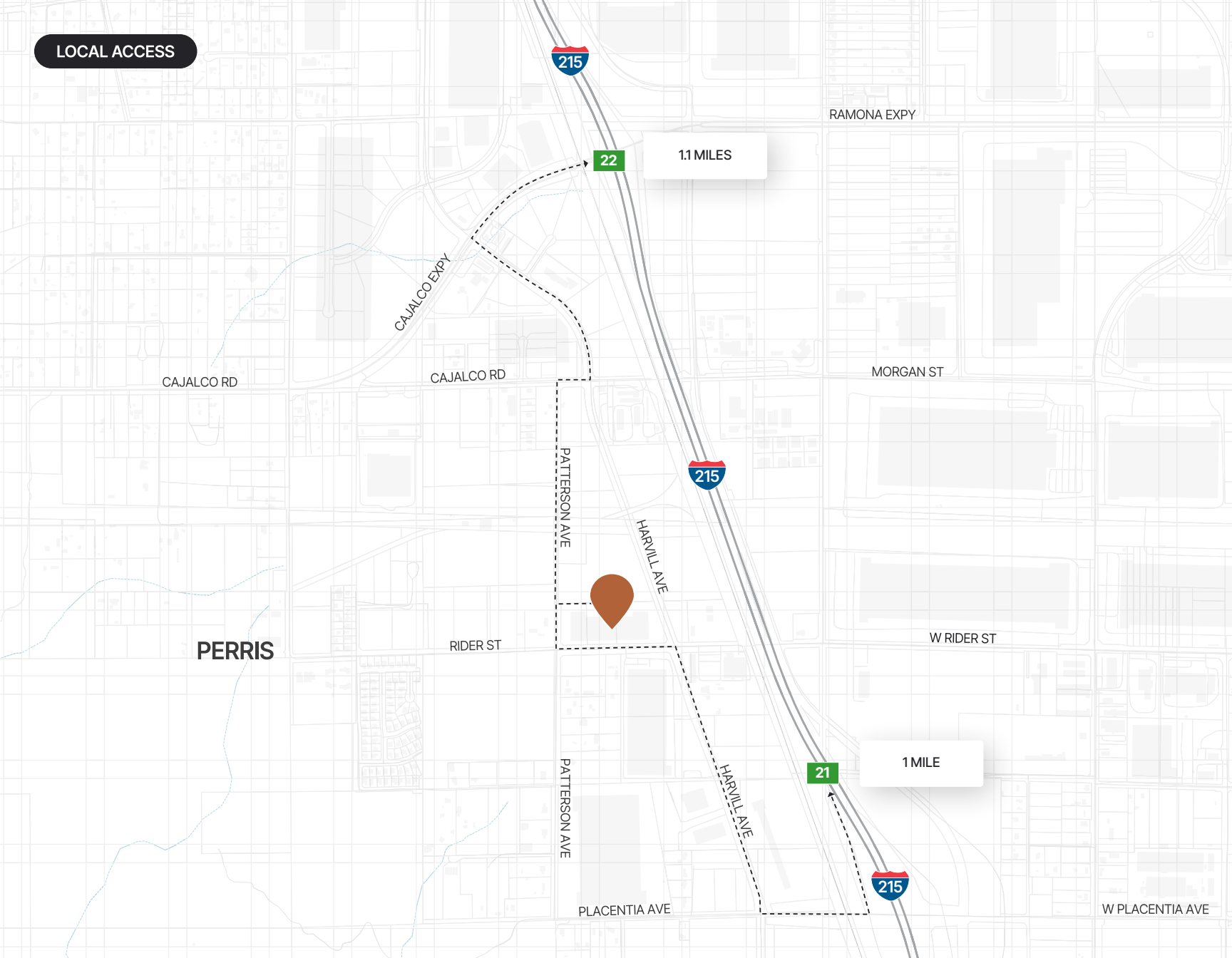


ESFR Fire Protection &
Secured Truck Court



30'-32' Clear Height

LOCAL ACCESS



215

22

11 MILES

RAMONA EXPY

CAJALCO EXPY

CAJALCO RD

CAJALCO RD

MORGAN ST

215

PATTERSON AVE

HARVILL AVE

W RIDER ST

PERRIS

RIDER ST

PATTERSON AVE

PLACENTIA AVE

HARVILL AVE

21

1 MILE

215

W PLACENTIA AVE

REGIONAL ACCESS

SAN BERNARDINO AIRPORT
25.4 MILES

ONTARIO AIRPORT
29.1 MILES

CHINO AIRPORT
35.5 MILES

JOHN WAYNE AIRPORT
50.3 MILES

LA/LONG BEACH PORTS
71.3 MILES

LA INTERNATIONAL AIRPORT
75.6 MILES

HOLLYWOOD BURBANK AIRPORT
78.2 MILES



CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.