

ELLIS LOGISTICS CENTER

409 E. ELLIS AVENUE, PERRIS, CA



Voit

REAL ESTATE SERVICES

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Newcastle | PARTNERS

ELLIS LOGISTICS CENTER

409 E. ELLIS AVENUE, PERRIS, CA 92570

±631,011 SF
AVAILABLE FOR SALE OR LEASE

PROPERTY FEATURES



87 Dock High
Positions 9' x 10'



3 Ground Level
Doors 12' x 14'



205 Trailer
Parking Stalls



LED Lighting w/ Motion Sensors
at an Average of 20 fc aff



40' Minimum Clear
Height at First Bay



1 Air Change
Per Hour



185' & 175' All Concrete
Secured Truck Courts



ESFR, K25.2,
50 psi



±5,241 SF First Floor
±4,504 SF Mezzanine



176 Auto Parking
Stalls



8" Thick Floor
Slab, 4,000 psi



4,000A UGPS / 4,000
amp Main Service Panel -
expandable to 8,000A (verify)



50' X 56' Typical
Bay Spacing



35 EV Auto Parking
Stalls - capable*



2.5% Skylights



Possible Future Rail
Served by BNSF (verify)

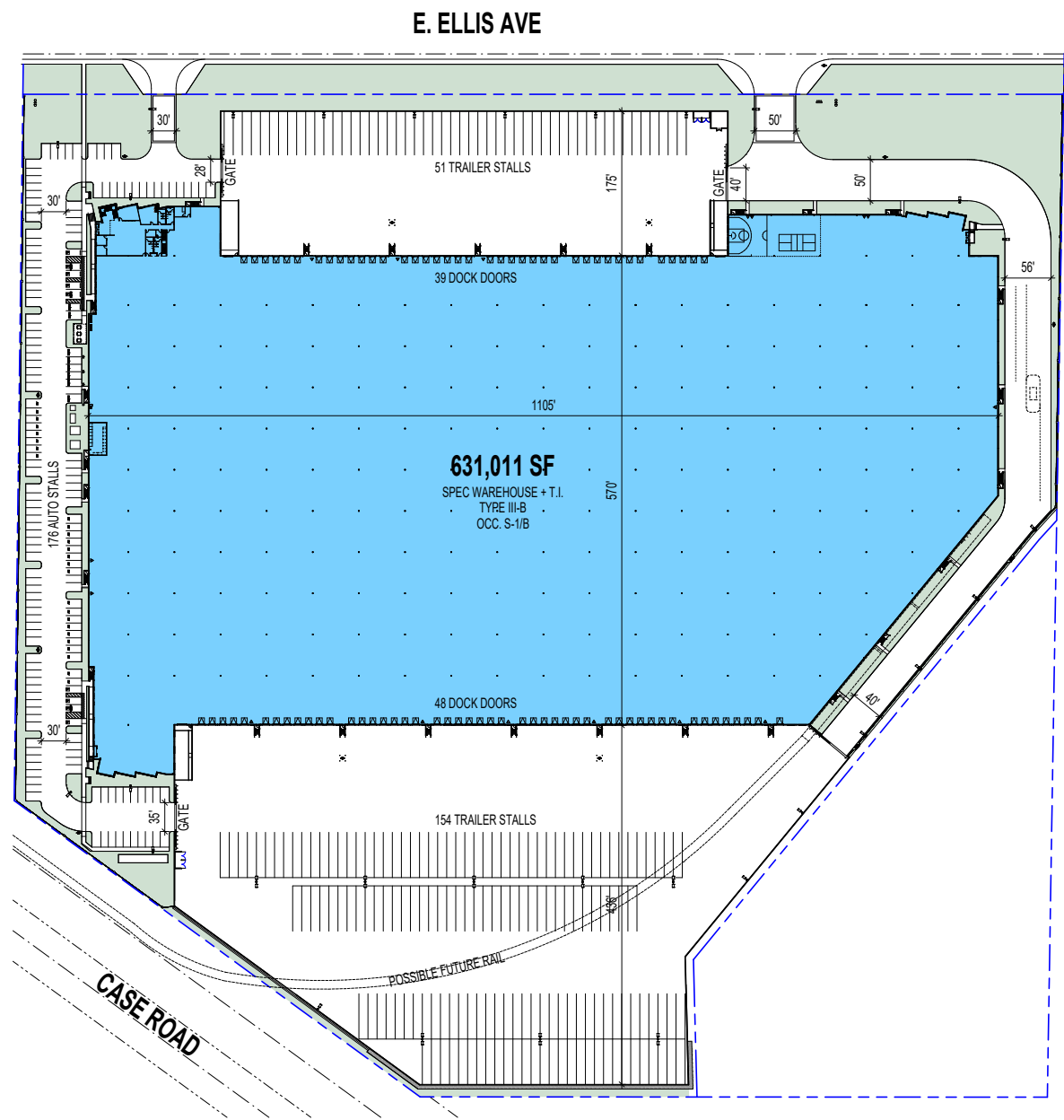
For qualified uses, take advantage of 100% building depreciation in year 1 of ownership, or benefit from other accelerated depreciation methods identified in current tax law. Please consult with a tax professional to see how this would benefit your tax situation.

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SITE PLAN

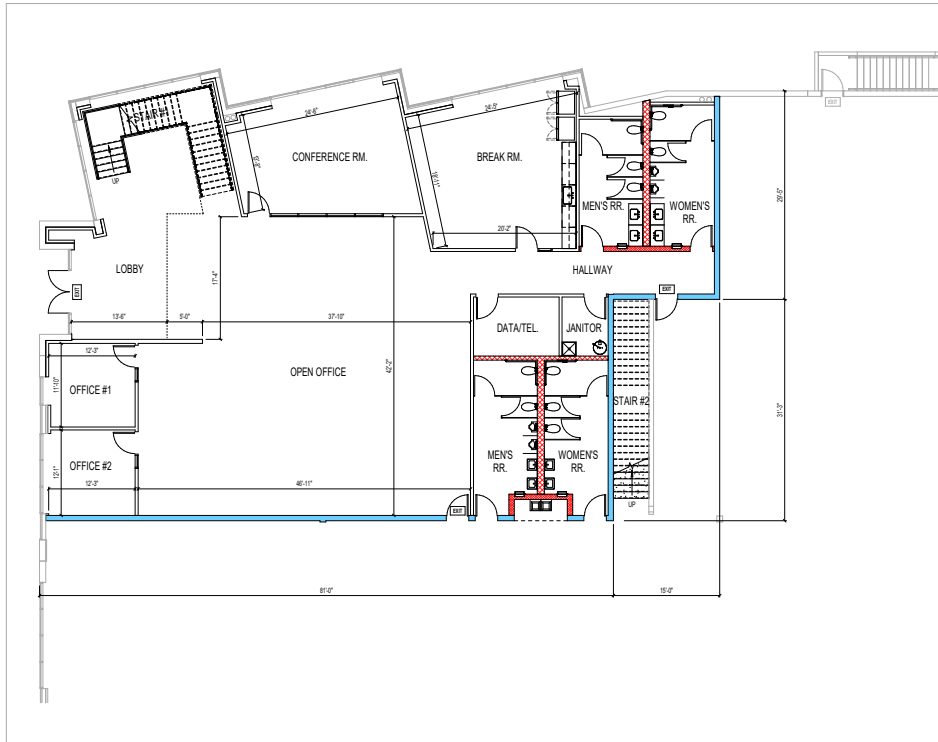


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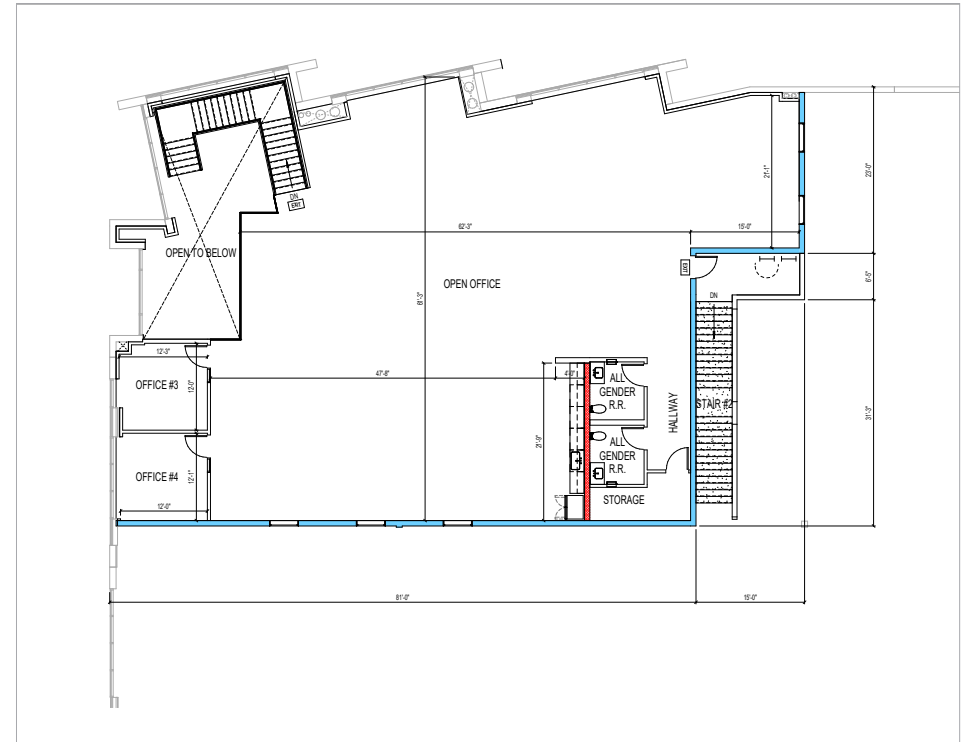
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OFFICE PLANS



GROUND FLOOR
OFFICE PLAN ±5,241 SF



MEZZANINE
OFFICE PLAN ±4,504 SF

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LOCATION HIGHLIGHTS



Location / Distance Map



Ontario
International Airport (ONT)
35 Miles



UPSP Intermodal Yard - Colton
25.6 Miles



Los Angeles
International Airport (LAX)
86 Miles



Ports of
Los Angeles / Long Beach
83 Miles



BNSF Intermodal Yard - San Bernardino
28.8 Miles



San Bernardino
International Airport (LAX)
30 Miles

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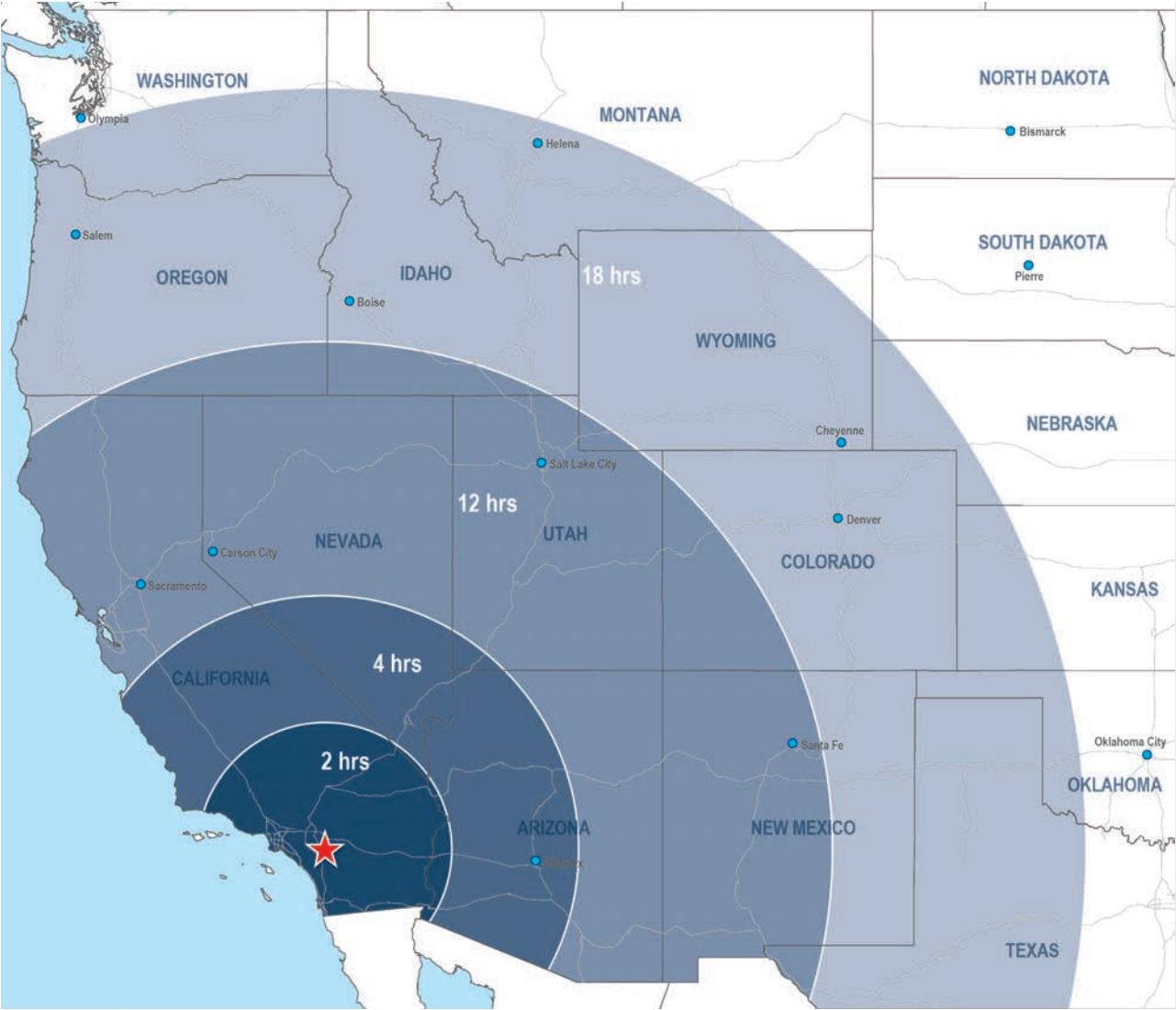
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PREMIER DISTRIBUTION LOCATION

DOWNTOWN LOS ANGELES	72.2 MILES
LAS VEGAS	256 MILES
PHOENIX	318 MILES
SAN FRANCISCO	450 MILES
SALT LAKE CITY	675 MILES
DENVER	1,003 MILES
PORTLAND	1,030 MILES
SEATTLE	1,203 MILES



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TENANT AERIAL



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