

ELLIS LOGISTICS CENTER

409 E. ELLIS AVENUE, PERRIS, CA



Voit
REAL ESTATE SERVICES

3280 E. Guasti Road, Suite 100, Ontario, CA 91761 | www.voitco.com

RYAN LAL, SIOR
Senior Vice President, Partner
909.545.8020
RLal@Voitco.com
License #01854104

DANTE BORRUSO
Vice President, Partner
909.775.4475
DBorruso@Voitco.com
License #02086368

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)

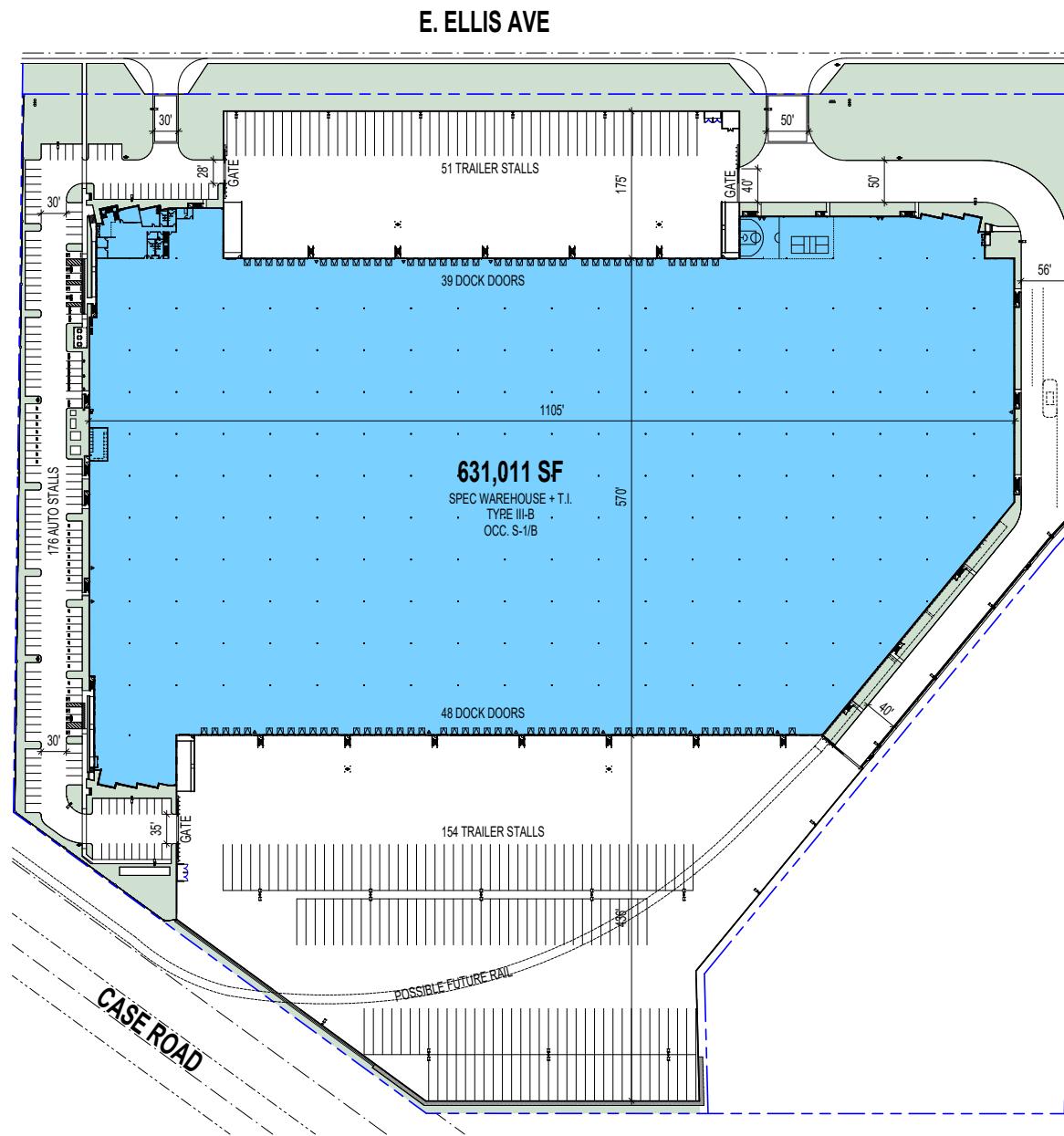
For qualified uses, take advantage of 100% building depreciation in year 1 of ownership, or benefit from other accelerated depreciation methods identified in current tax law. Please consult with a tax professional to see how this would benefit your tax situation.

ELLIS LOGISTICS CENTER

409 E. ELLIS AVENUE, PERRIS, CA 92570

±631,011 SF
AVAILABLE FOR SALE OR LEASE

SITE PLAN

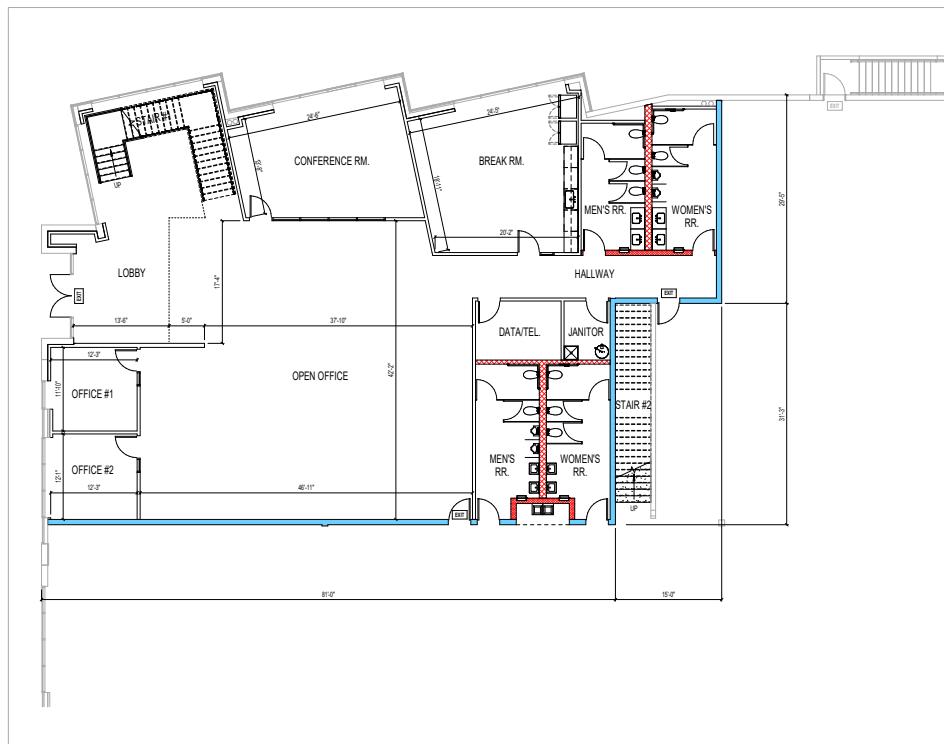


ELLIS LOGISTICS CENTER

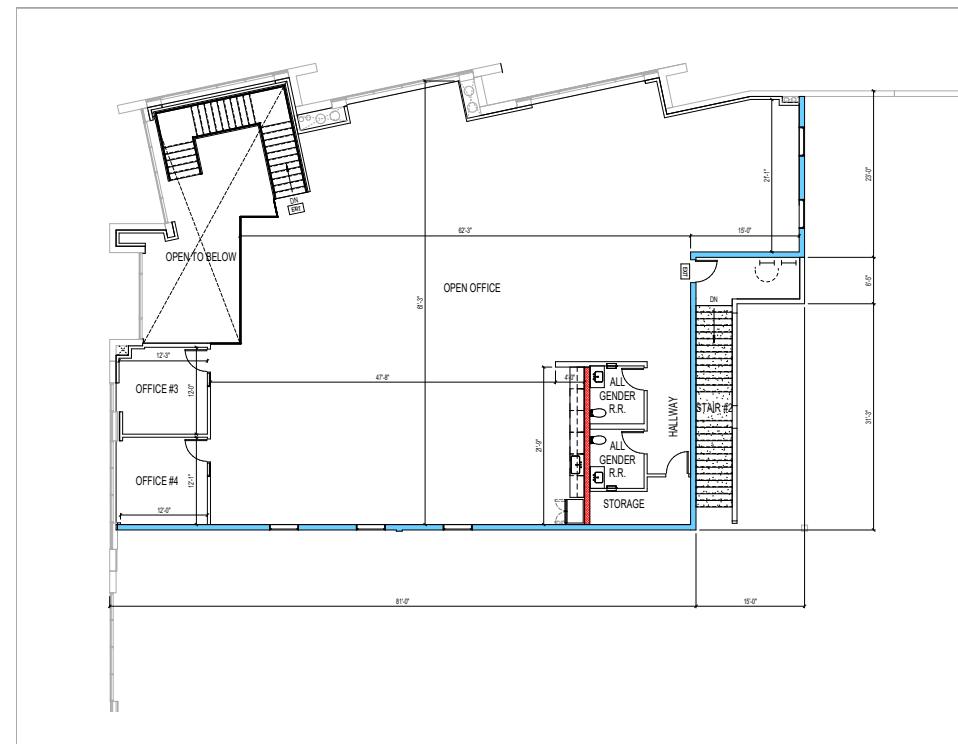
409 E. ELLIS AVENUE, PERRIS, CA 92570

±631,011 SF
AVAILABLE FOR SALE OR LEASE

OFFICE PLANS



GROUND FLOOR
OFFICE PLAN ±5,241 SF



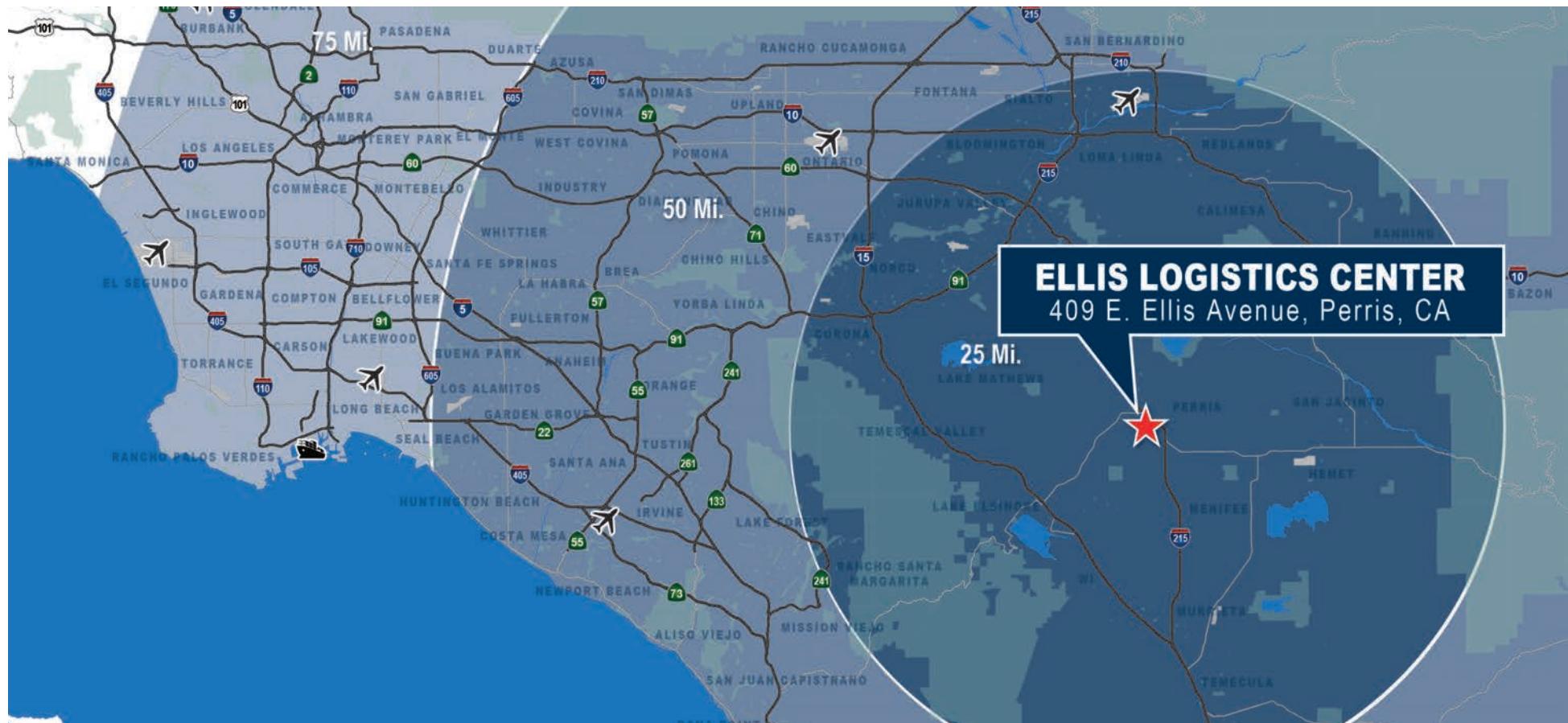
MEZZANINE
OFFICE PLAN ±4,504 SF

ELLIS LOGISTICS CENTER

409 E. ELLIS AVENUE, PERRIS, CA 92570

±631,011 SF
AVAILABLE FOR SALE OR LEASE

LOCATION HIGHLIGHTS



Location / Distance Map



UPSP Intermodal Yard - Colton
25.6 Miles



BNSF Intermodal Yard - San Bernardino
28.8 Miles



Ontario
International Airport (ONT)
35 Miles



Los Angeles
International Airport (LAX)
86 Miles



Ports of
Los Angeles / Long Beach
83 Miles



San Bernardino
International Airport (LAX)
30 Miles

ELLIS LOGISTICS CENTER

409 E. ELLIS AVENUE, PERRIS, CA 92570

±631,011 SF
AVAILABLE FOR SALE OR LEASE

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

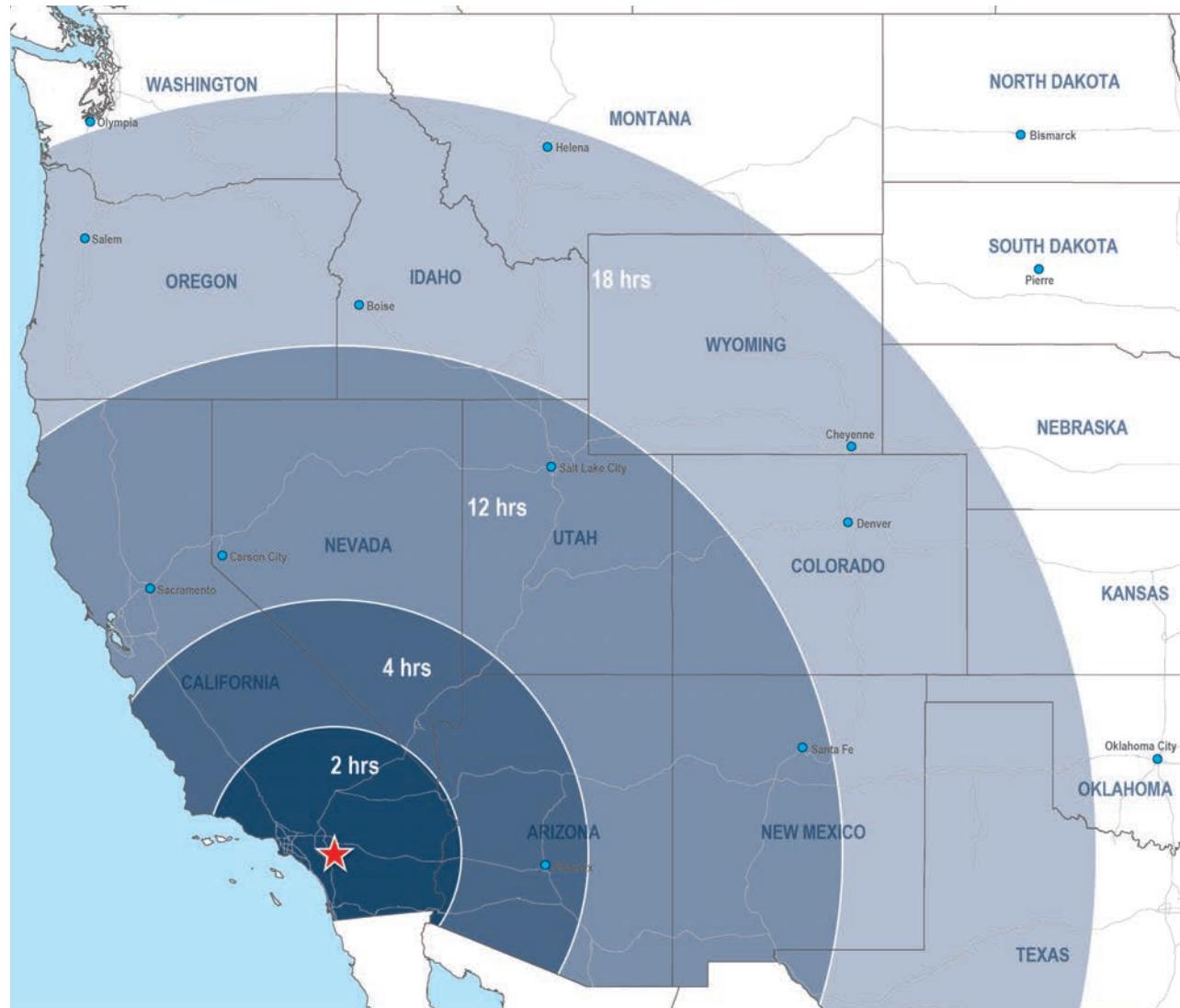
1,003 MILES

PORTRLAND

1,030 MILES

SEATTLE

1,203 MILES



ELLIS LOGISTICS CENTER

409 E. ELLIS AVENUE, PERRIS, CA 92570

±631,011 SF
AVAILABLE FOR SALE OR LEASE

TENANT AERIAL



Voit
REAL ESTATE SERVICES

RYAN LAL, SIOR
Senior Vice President, Partner
909.545.8020
RLal@Voitco.com
License #01854104

DANTE BORRUSO
Vice President, Partner
909.775.4475
DBorruso@Voitco.com
License #02086368

Newcastle | PARTNERS