

154,559 SF Industrial Building Available Now

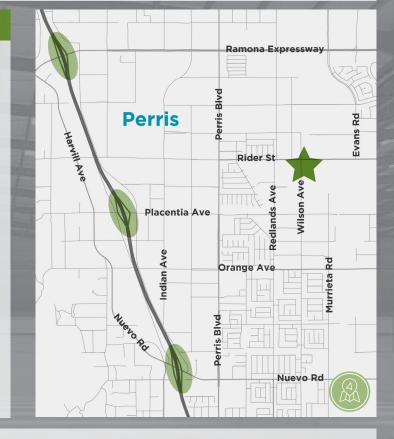
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First Wilson II • 3175 Wilson Avenue • Perris, CA

First Wilson II is a newly constructed freestanding LEED Silver building featuring 36' clear height, 186' concrete truck court, ESFR, LED lighting, 2.5% skylight ratio, 7" thick floor slab, and fully secured yard. The high image building is located in the premier Inland Empire submarket near the nation's busiest ports of Los Angeles/Long Beach. Strategic access to I-215, I-10, SR-60 and SR-91, and close proximity to the FedEx, UPS, and BNSF Intermodal yard.

Highlights

Available Space:	154,559 SF on 8.29 Acres
APN:	300-170-008
Ceiling Height:	36' Clear
Sprinkler System:	ESFR (with K-25 Heads)
Loading:	23 DH Doors (9'x10') Equipped with 11- 40k lb. Serco Levelers 2 GL Doors (12'x16') Z-Guards, Lights and Fans Included
Trailer Parking:	33 stalls
Car Parking:	89 spaces
Office Space:	4,821 SF (1st Floor) Built out 4,088 SF (2nd Floor) Bull pen
Electrical:	277/480V 4,000 amp Switchgear, 4,000 amp UGPS
Lighting:	LED High Bay Warehouse Lighting
Easy Access:	I-215, I-10, SR-60 and SR-91



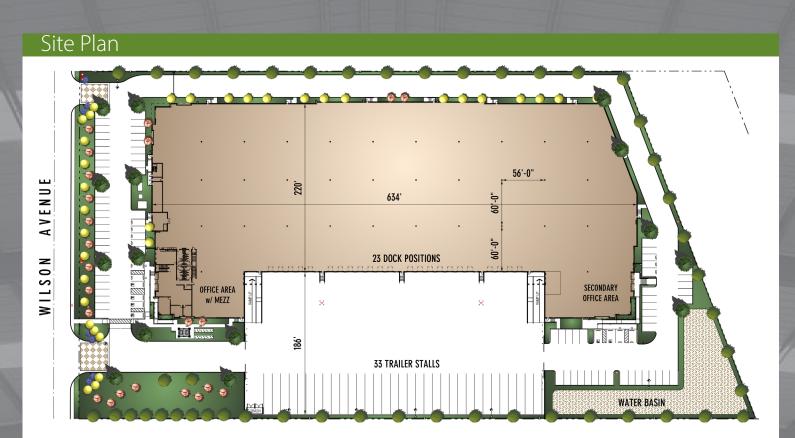




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