

FOR SALE / LEASE
CLASS A INDUSTRIAL BLDG
±259,951 SF

PATTERSON COMMERCE CENTER

4400 PATTERSON AVENUE | PERRIS, CA 92571



PROPERTY HIGHLIGHTS

BUILDING AREA	±259,951 SF
OFFICE AREA	±5,002 SF OF OFFICE AREA (±2,567 SF 1 ST FLOOR, ±2,435 SF MEZZ.)
MIN CLEAR HEIGHT	36' CLEAR HEIGHT AT FIRST COLUMN
SPRINKLER	ESFR SPRINKLER SYSTEM (K-25 HEADS)
SLAB	7" CONCRETE FLOOR SLAB
POWER	2,000 AMP 277/480 VOLTS (4,000 AMP UGPS)
GL DOORS	2 GROUND LEVEL DOORS (12' X 14')
DH DOORS	37 DOCK HIGH DOORS (9' X 10')
BAY SPACING	56' X 60' TYPICAL COLUMN SPACING
TRUCK COURT	±185' – ±240' SECURED TRUCK COURT (ALL CONCRETE)
SKYLIGHTS	2.5% SKYLIGHTS
CAR PARKING	145 AUTO STALLS
TRAILER PARKING	59 TRAILER STALLS
INSULATION	WHITE SCRIM FOIL INSULATION
WAREHOUSE WALLS	INTERIOR WAREHOUSE WALLS TO BE WHITE PAINT

[CLICK FOR WEBSITE](#)

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

JOE MCKAY DRE# 00894360 • JMCKAY@LEE-ASSOC.COM • 909.373.2914

MICHAEL MCKAY DRE# 01956932 • MMCKAY@LEE-ASSOC.COM • 909.373.2738

MICHAEL FINE DRE# 01735854 • MFINE@LEE-ASSOC.COM • 909.373.2917

DEVELOPED BY

**ROCKEFELLER
GROUP**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

CLASS A INDUSTRIAL BLDG
±259,951 SF

CONTACT INFORMATION

JOE MCKAY

PRINCIPAL/SENIOR VICE PRESIDENT
DRE# 00894360
909.373.2914
JMCKAY@LEE-ASSOC.COM

MICHAEL MCKAY

ASSOCIATE
DRE# 01956932
909.373.2738
MMCKAY@LEE-ASSOC.COM

MICHAEL FINE

ASSOCIATE
DRE# 01735854
909.373.2917
MFINE@LEE-ASSOC.COM

DEVELOPED BY

ROCKEFELLER
GROUP



3535 INLAND EMPIRE BOULEVARD | ONTARIO, CA 91764
909.989.7771
CORPORATE ID 00976995

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

PATTERSON COMMERCE CENTER

4400 PATTERSON AVENUE | PERRIS, CA 92571



1ST FLOOR OFFICE AREA



2ND FLOOR OFFICE AREA

