

OFFERING MEMORANDUM

±29.44 Acres Industrial Development Opportunity

Perris, California | Inland Empire Logistics Corridor

EXECUTIVE SUMMARY

Institutional-Quality Industrial Development Site in Southern California's Premier Logistics Hub

This offering represents a rare opportunity to acquire approximately **29.44 acres of industrial land** in **Perris, California**, strategically located within the highly sought-after **Inland Empire logistics corridor**—one of the most active industrial markets in the United States.

Positioned among major national distribution users including Amazon, Home Depot, and other institutional operators, the site is ideally suited for **large-scale warehouse/distribution development, last-mile logistics, or manufacturing use**.

The Inland Empire has evolved into a **critical hub for goods movement from the Ports of Los Angeles and Long Beach**, supporting one of the largest concentrations of warehouse space in the country.

INVESTMENT HIGHLIGHTS

1. Prime Logistics Location

- Located in Perris, a core Inland Empire submarket
 - Direct access to major transportation corridors (I-215, SR-60, I-10)
 - Efficient connectivity to:
 - Ports of Los Angeles & Long Beach
 - Ontario International Airport
 - Southern California population base (24M+ consumers)
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2. Institutional Industrial Environment

- Surrounded by **large-scale distribution facilities (600K–1M+ SF buildings common)**
 - Nearby tenants include major national and global logistics operators
 - Proven submarket for:
 - E-commerce fulfillment
 - Third-party logistics (3PL)
 - Regional distribution hubs
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3. Scale & Development Potential

- ±29.44 acres (ideal for:
 - **Single building: ~500,000 – 800,000 SF**
 - OR multi-building industrial park
 - Ability to accommodate:
 - 36'–40' clear height facilities
 - Extensive trailer parking
 - Cross-dock configuration
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4. Strong Market Fundamentals

- Inland Empire industrial inventory exceeds **650 million SF**
 - Ongoing demand driven by:
 - E-commerce growth
 - Supply chain optimization
 - Port-driven distribution
 - Large-scale leasing activity continues (1M+ SF transactions in Perris submarket)
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5. Limited Supply of Large Parcels

- Scarcity of **contiguous industrial land sites**
 - Competitive advantage for early acquisition
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6. Flexible Exit Strategies

- Build-to-suit for institutional tenant
- Speculative development (high absorption history)
- Land banking for future appreciation

PROPERTY OVERVIEW

Attribute	Details
Location	Perris, CA
Site Area	±29.44 Acres
Zoning	Light Industrial
Topography	Level
Utilities	water, sewer and power nearby
Access	Truck access points, nearby highways (I-215, I-60,I-10)

LOCATION OVERVIEW

Perris is located in Riverside County within the Inland Empire, approximately:

- 70 miles east of Los Angeles
- 80 miles north of San Diego

The region has transformed into a **global logistics powerhouse**, with warehouses serving as critical nodes in the U.S. supply chain.

Nearly 40% of U.S. imported goods pass through Southern California ports and are distributed through Inland Empire facilities

MARKET OVERVIEW: INLAND EMPIRE INDUSTRIAL

One of the Strongest Industrial Markets in the U.S.

- Total inventory: **650M+ SF**
- Vacancy: ~7–8% (healthy, normalized levels)
- Continued construction pipeline exceeding **40M SF**

Key Demand Drivers

- E-commerce (Amazon-driven logistics demand)
- Port proximity
- Population growth in Southern California
- Last-mile delivery optimization

Tenant Profile

- Amazon
 - Walmart / Target
 - Home Depot / Lowe's
 - National 3PL operators
 - Manufacturing & assembly users
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DEVELOPMENT CONCEPT (ILLUSTRATIVE)

Option A: Single-Tenant Distribution Facility

- Building Size: ~600,000 SF
- Configuration: Cross-dock
- Trailer Parking: 150–300 stalls
- Auto Parking: 200+ spaces

Option B: Multi-Tenant Industrial Park

- 3–5 buildings
 - 100,000 – 250,000 SF each
 - Flexible tenant mix
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COMPETITIVE POSITIONING

This site competes favorably with:

- Moreno Valley logistics sites
- Perris Valley industrial developments
- Ontario / Fontana (higher land costs, less availability)

Key Advantage:

Large, contiguous land in an established logistics ecosystem

TARGET BUYER PROFILE

- Institutional developers (Prologis, Blackstone, IDI Logistics)
 - Industrial REITs
 - Private equity real estate funds
 - Large owner-users (e-commerce, 3PL, manufacturing)
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CONCLUSION

This offering presents a **rare opportunity to control a scalable industrial development site** in one of the most supply-constrained and strategically important logistics markets in North America.

With proximity to major transportation infrastructure, surrounding institutional development, and strong long-term fundamentals, the property is ideally positioned for **large-scale industrial development and long-term value creation**.