

FOR LEASE



473 E. RIDER STREET

PERRIS, CA



± 324,382 SF LOGISTICS FACILITY

**AVISON
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FIRST RIDER LOGISTICS CENTER

Strategically located in the heart of the Inland Empire's thriving industrial corridor, First Rider Logistics Center at 473 E Rider Street is a premier, state-of-the-art distribution facility designed to support modern logistics, warehousing, and high-volume operations. This newly constructed Class A industrial asset brings unmatched efficiency, power capacity, and functionality to one of Southern California's most active industrial markets.

Enhanced with a 36-foot clear height, 43 dock-high doors, 2 grade-level doors, and an expansive 185-foot truck court, the facility is purpose-built for seamless goods movement and high-throughput distribution workflows. The building's generous 324,382 square feet are further complemented by fully built-out office space, providing ample room for administrative, managerial, and operational support.

Its prime location offers direct access to vital regional transportation networks, providing efficient connectivity to major airports and the Ports of Los Angeles and Long Beach - positioning the building as an exceptional hub for regional and national distribution. Purpose-built by First Industrial Realty Trust, the project reflects a commitment to modern design, operational efficiency, and industry-leading performance standards, making it an ideal fit for tenants seeking long-term growth in one of the country's most competitive logistics markets

PROPERTY FEATURES



324,382 SF
BUILDING AREA
14.85 AC
SITE AREA



4,199 SF
FIRST FLOOR OFFICE AREA
3,546 SF
SECOND FLOOR OFFICE AREA



36'
CLEAR HEIGHT



43
DOCK DOORS
2
GRADE LEVEL DOORS



153
AUTO PARKING
59
TRAILER PARKING



185'
TRUCK COURT

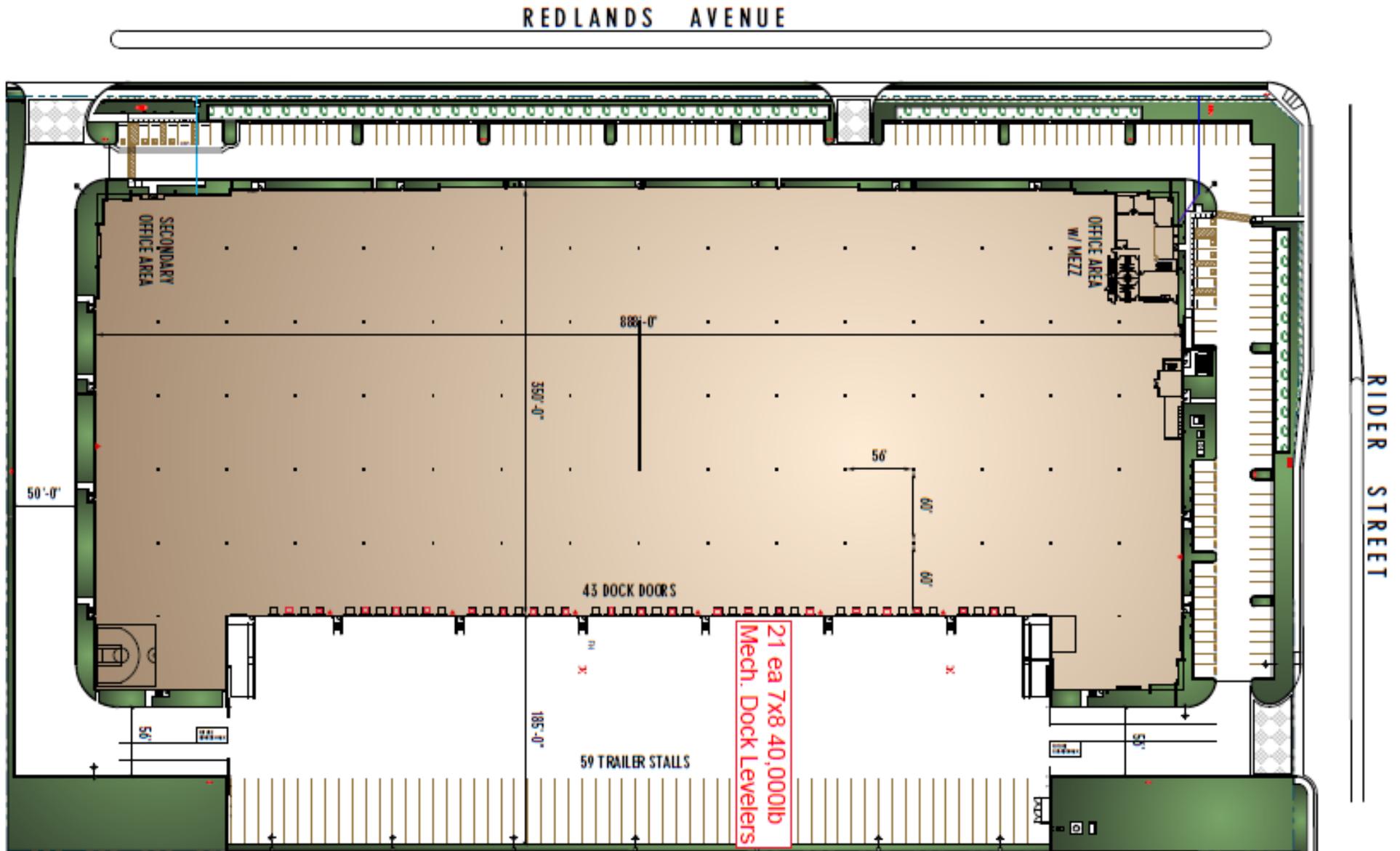


7"
SLAB



4000 amps
POWER

4,000amp Switchgear / 300kva SCE Transformer -
Transformer upsizing TBD by tenant's power demand



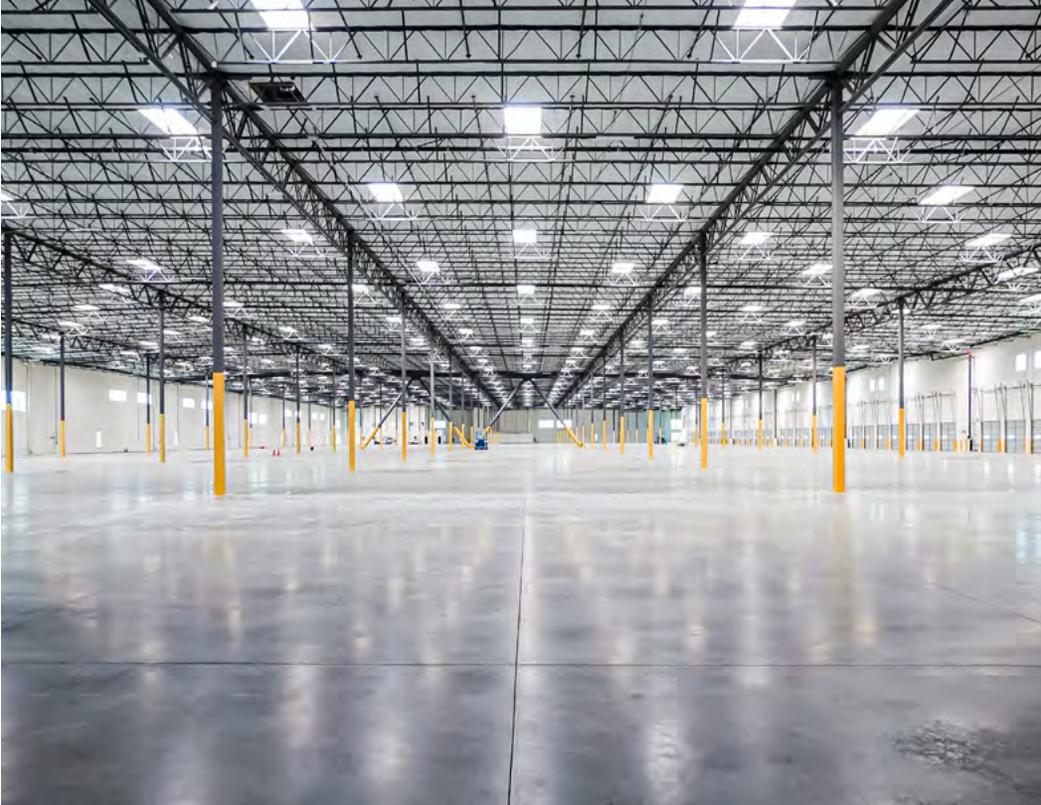
 EXTERIOR PHOTOS





 INTERIOR PHOTOS





AREA MAP



City of Perris **Truck Routes Map**

ABOUT PERRIS

Perris, California stands at the center of one of the nation's most powerful logistics ecosystems - the Inland Empire. Recognized as a premier distribution hub, Perris continues to attract Fortune 500 companies, major industrial developers, and global logistics operators thanks to its unparalleled connectivity and rapidly expanding infrastructure. The city benefits from immediate access to key transportation arteries, including the I-215 corridor, creating seamless links to the Ports of Los Angeles and Long Beach, major intermodal facilities, and the region's extensive freeway network.

As part of the fastest-growing county in the country, Perris offers an abundant, skilled labor pool and a business-friendly environment that supports high-volume warehousing, e-commerce fulfillment, manufacturing, and supply chain operations. Its emergence as an industrial powerhouse has been fueled by significant investment activity, large-scale development projects, and a thriving base of nationally recognized corporate neighbors - all contributing to Perris' reputation as a logistics launchpad for Southern California.

With millions of square feet of new Class A industrial space in active development and a proven track record of attracting top-tier tenants, Perris delivers the capacity, convenience, and workforce strength required by modern industrial users - making it one of the most desirable locations for forward-thinking logistics and distribution operations.



455K

POPULATION



\$98K

AVERAGE HOUSEHOLD
INCOME



\$416K

MEDIAN HOME VALUE



10,759

TOTAL BUSINESSES



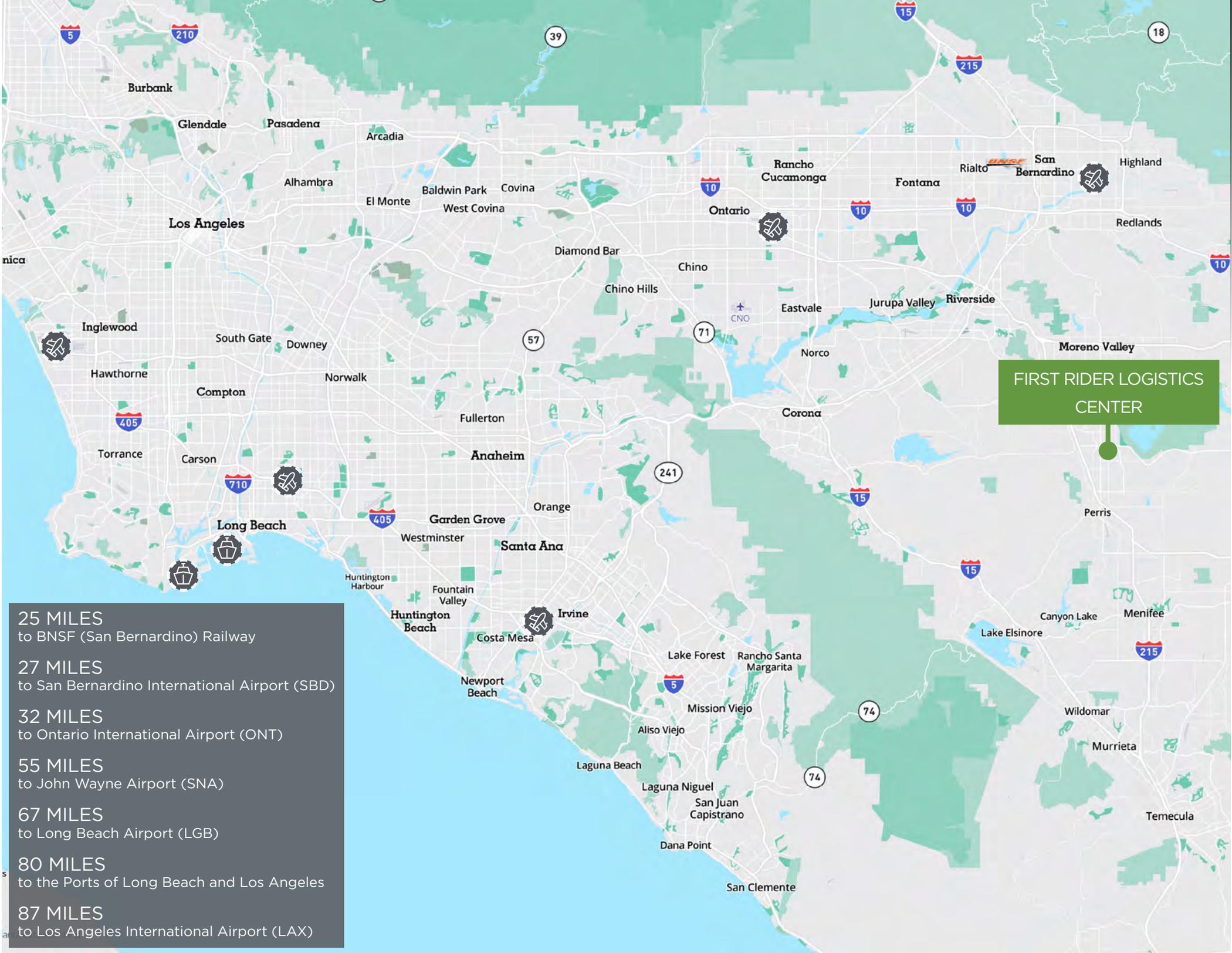
34.1

MEDIAN AGE



91K

WORKFORCE



FIRST RIDER LOGISTICS
CENTER

- 25 MILES
to BNSF (San Bernardino) Railway
- 27 MILES
to San Bernardino International Airport (SBD)
- 32 MILES
to Ontario International Airport (ONT)
- 55 MILES
to John Wayne Airport (SNA)
- 67 MILES
to Long Beach Airport (LGB)
- 80 MILES
to the Ports of Long Beach and Los Angeles
- 87 MILES
to Los Angeles International Airport (LAX)

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FOR MORE INFORMATION:

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