

# ELLIS LOGISTICS CENTER

409 E. ELLIS AVENUE, PERRIS, CA



**Voit**  
REAL ESTATE SERVICES

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# 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'  
Equipped w/ Mechanical Dock  
Levelers, 35,000 lbs at Every  
Other Dock Door



3 Ground Level  
Doors 12' x 14'



205 Trailer  
Parking Stalls  
(Off Dock)



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)

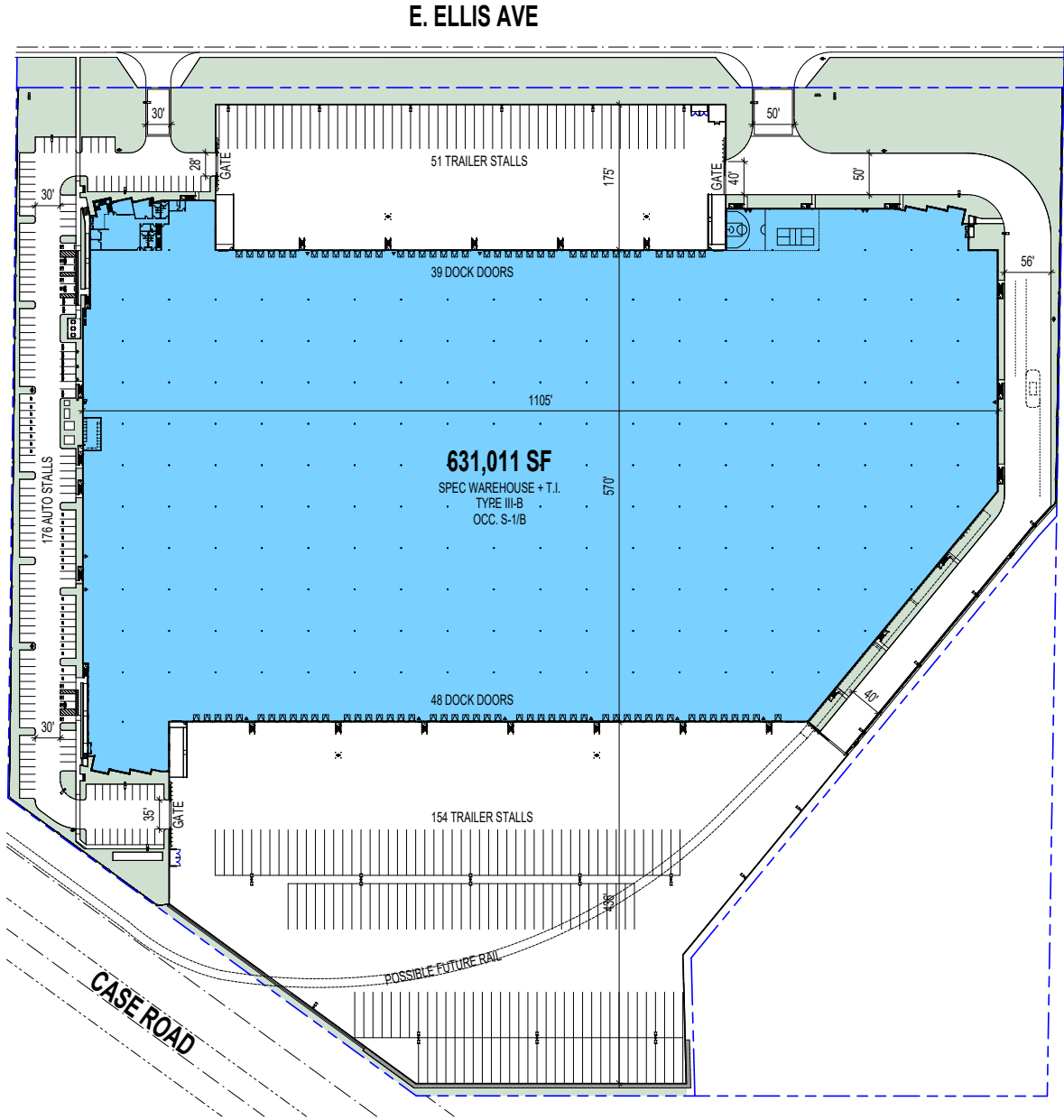
For qualified uses, take advantage of 100% building depreciation in year 1 of ownership, or benefit from other accelerated depreciation methods identified in current tax law. Please consult with a tax professional to see how this would benefit your tax situation.

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## SITE PLAN

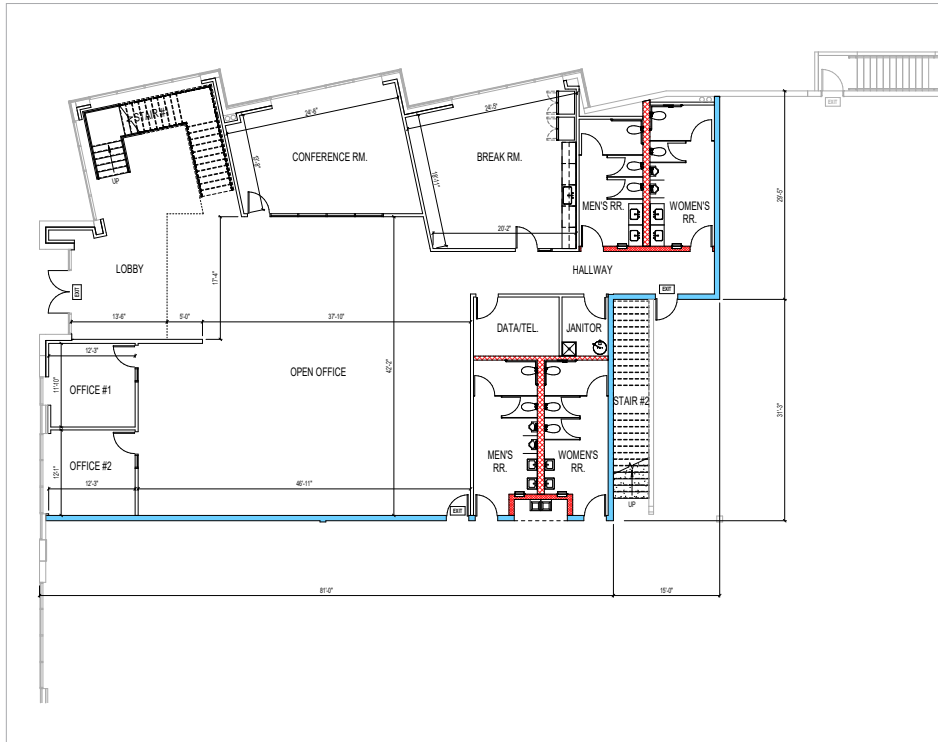


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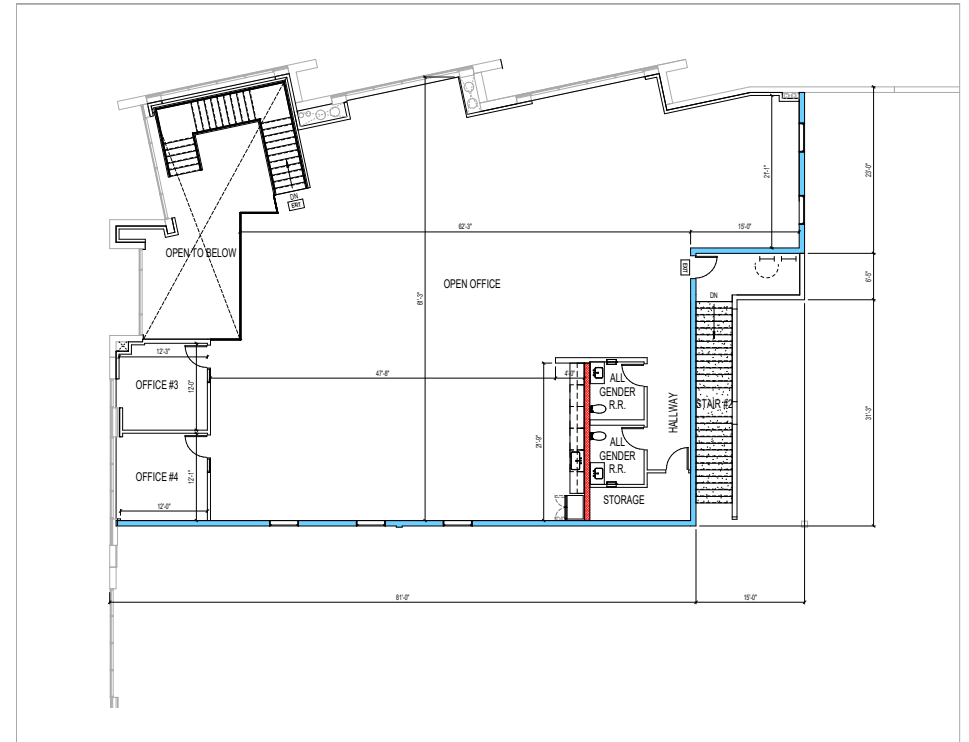
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## OFFICE PLANS



**GROUND FLOOR  
OFFICE PLAN ±5,241 SF**



**MEZZANINE  
OFFICE PLAN ±4,504 SF**

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## LOCATION HIGHLIGHTS



### Location / Distance Map

- |   |   |   |  |
|---|---|---|--|
|  UPSP Intermodal Yard - Colton<br>25.6 Miles     |  BNSF Intermodal Yard - San Bernardino<br>28.8 Miles |   |  |
|  Ontario International Airport (ONT)<br>35 Miles |  Los Angeles International Airport (LAX)<br>86 Miles   |  Ports of Los Angeles / Long Beach<br>83 Miles |  San Bernardino International Airport (LAX)<br>30 Miles |

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## PREMIER DISTRIBUTION LOCATION

**DOWNTOWN  
LOS ANGELES** 72.2 MILES

**LAS VEGAS** 256 MILES

**PHOENIX** 318 MILES

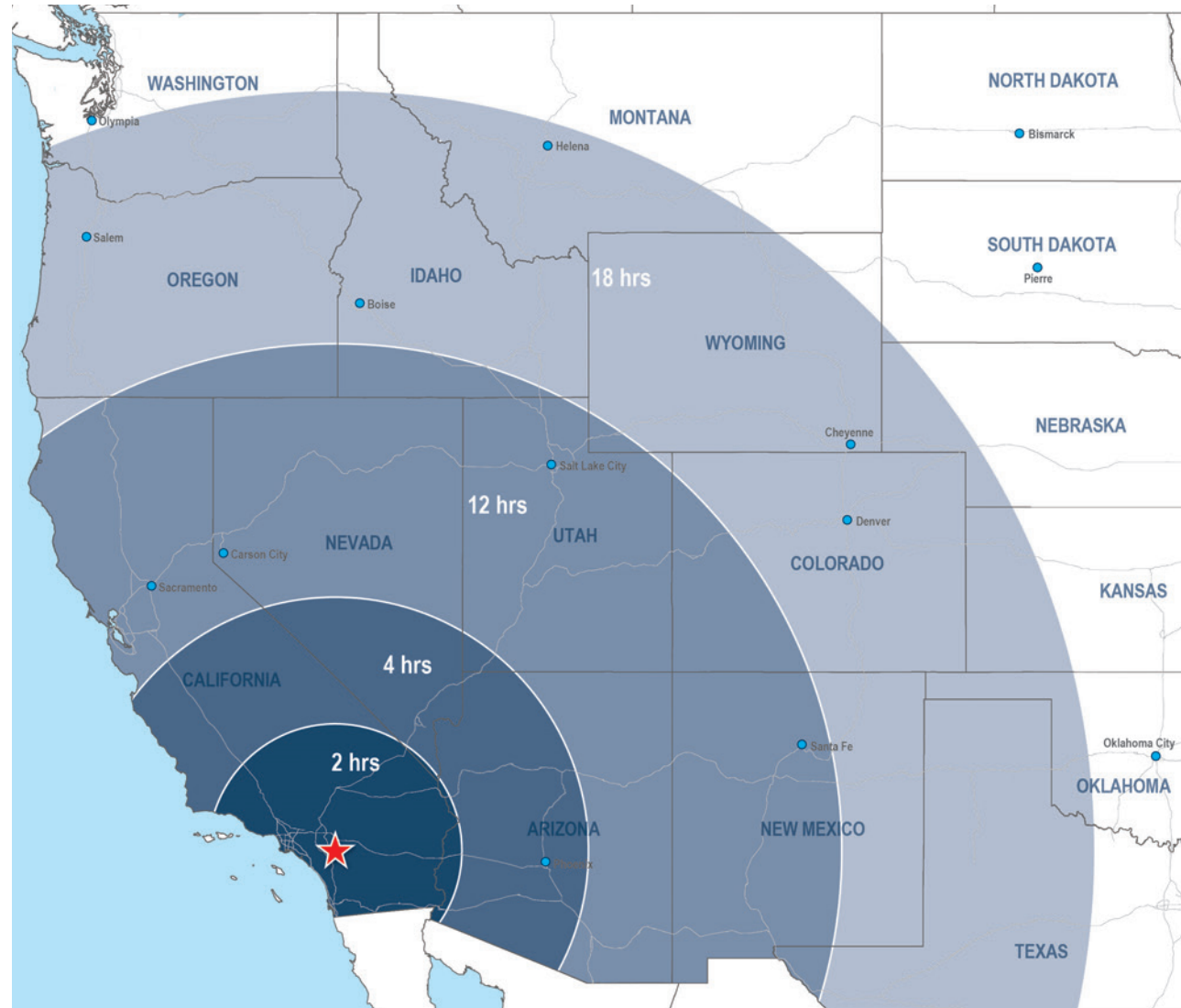
**SAN  
FRANCISCO** 450 MILES

**SALT  
LAKE CITY** 675 MILES

**DENVER** 1,003 MILES

**PORTLAND** 1,030 MILES

**SEATTLE** 1,203 MILES



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## TENANT AERIAL



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