

FIRST RIDER
LOGISTICS CENTER

— by —



324,382 SF - Logistics Facility
FOR LEASE

473 E. RIDER STREET
PERRIS, CA

**AVISON
YOUNG**

PROPERTY
FEATURES



LEED Silver
Rated
Building

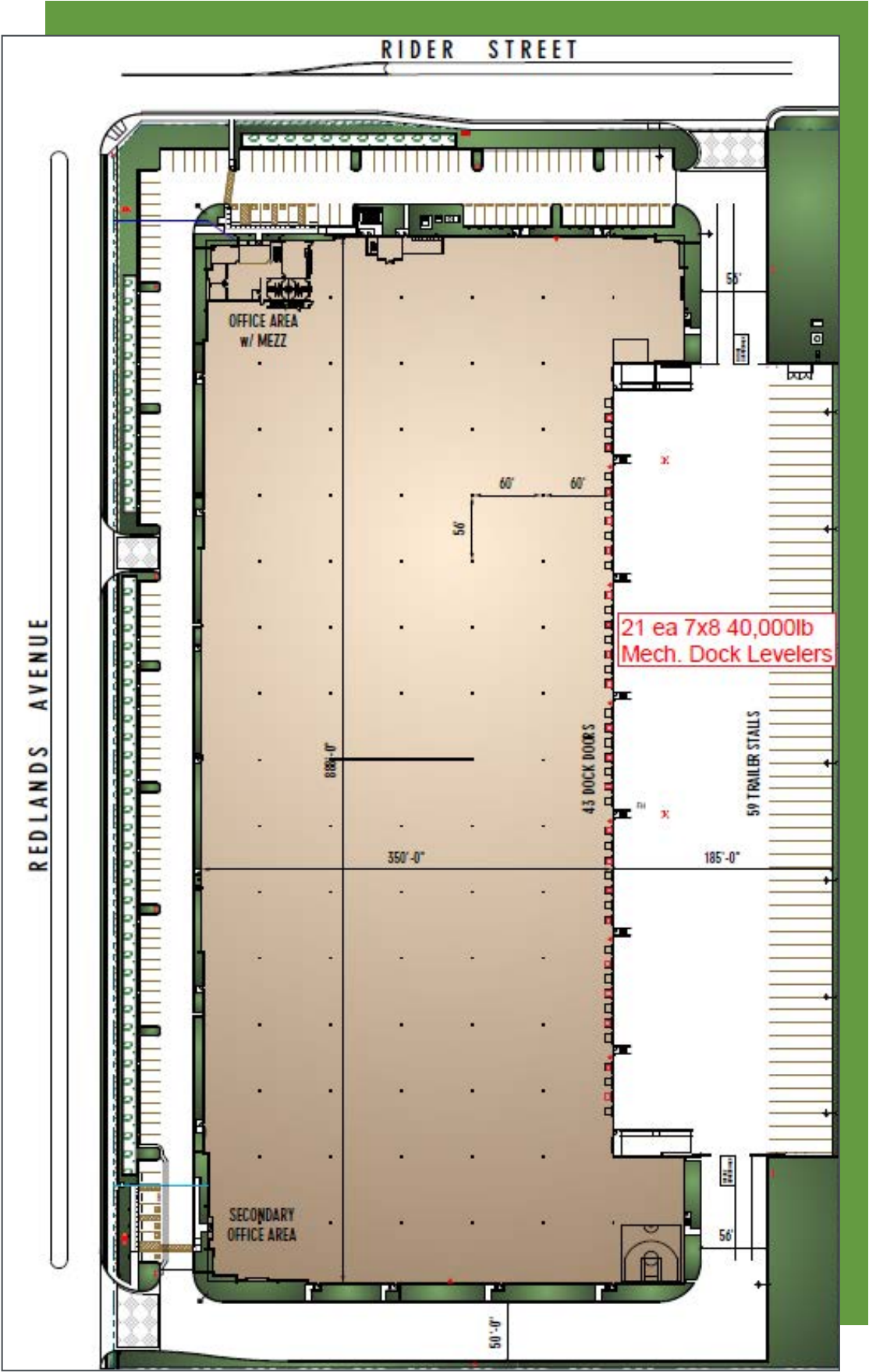
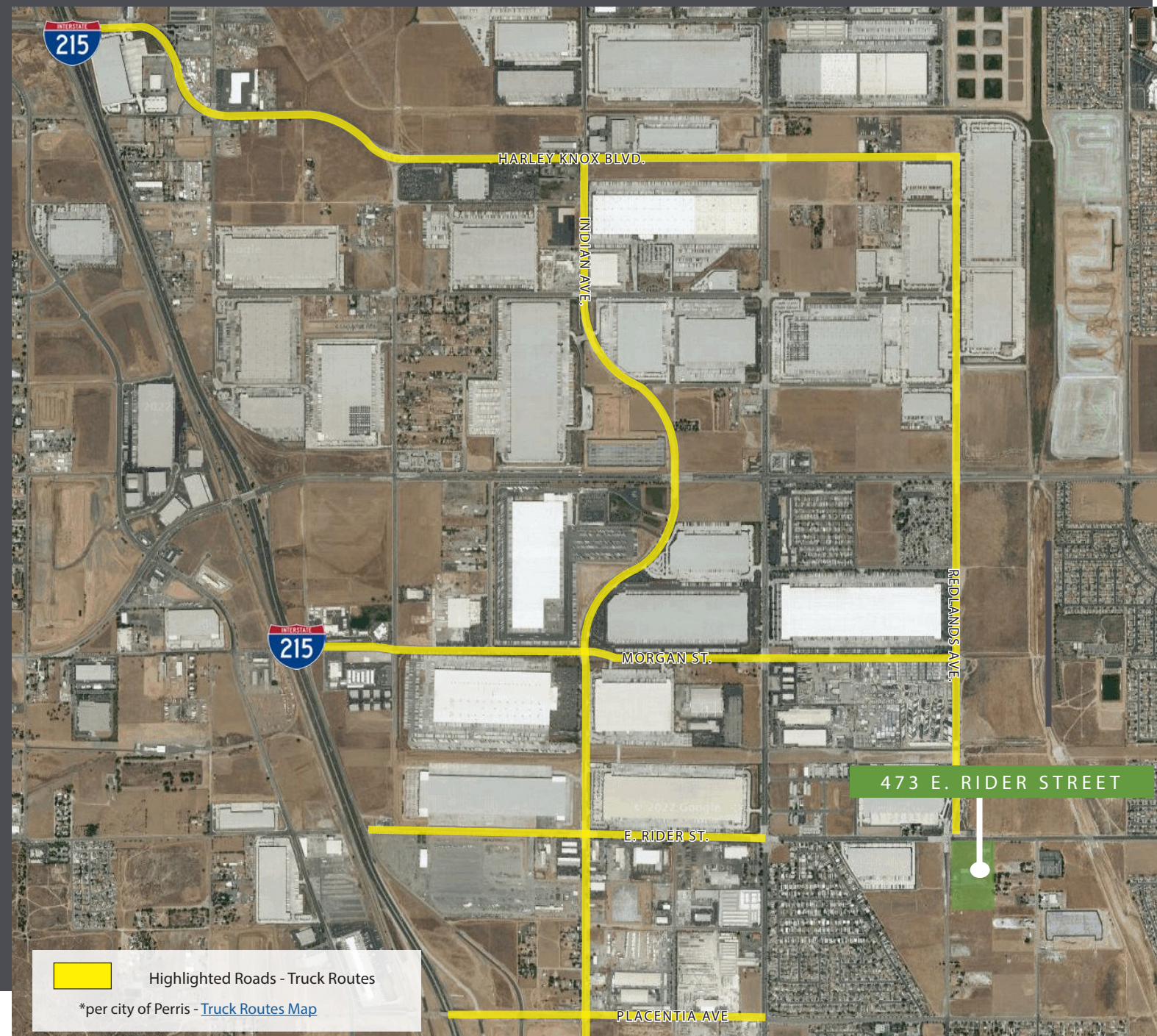
SITE
PLAN



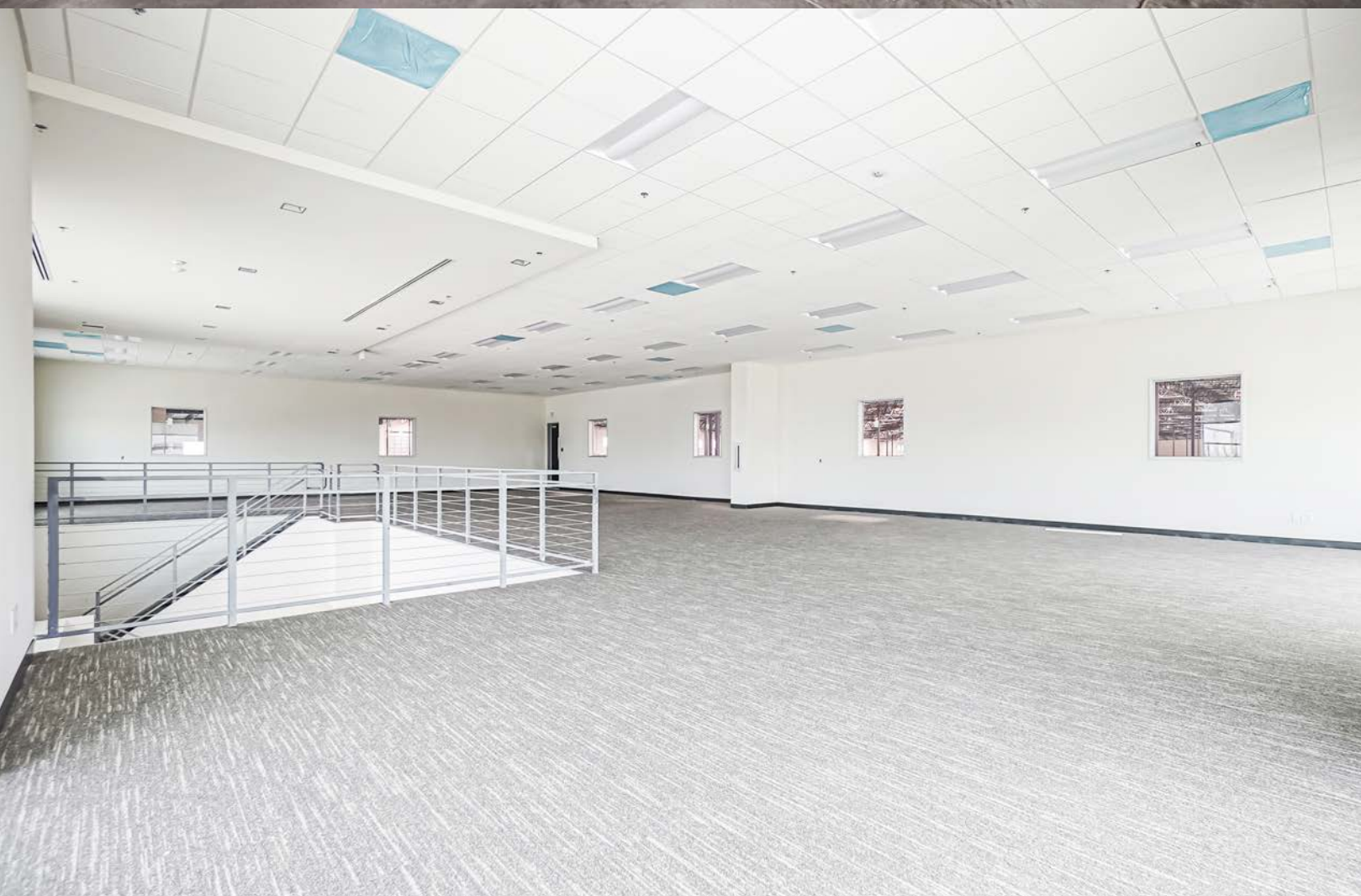
BROKER BONUS AVAILABLE

324,382 SF	14.85 AC	4,199 SF	3,546 SF	36'	43
Building Area	Site Area	First Floor Office	Second Floor Office	Clear Height	Dock Doors
2	185'	153	59	7"	4000 amps
Grade Level Doors	Truck Court	Auto Parking	Trailer Parking	Slab	Power**

** 4,000amp Switchgear / 300kva SCE Transformer - Transformer Upsizing TBD by tenant power demand



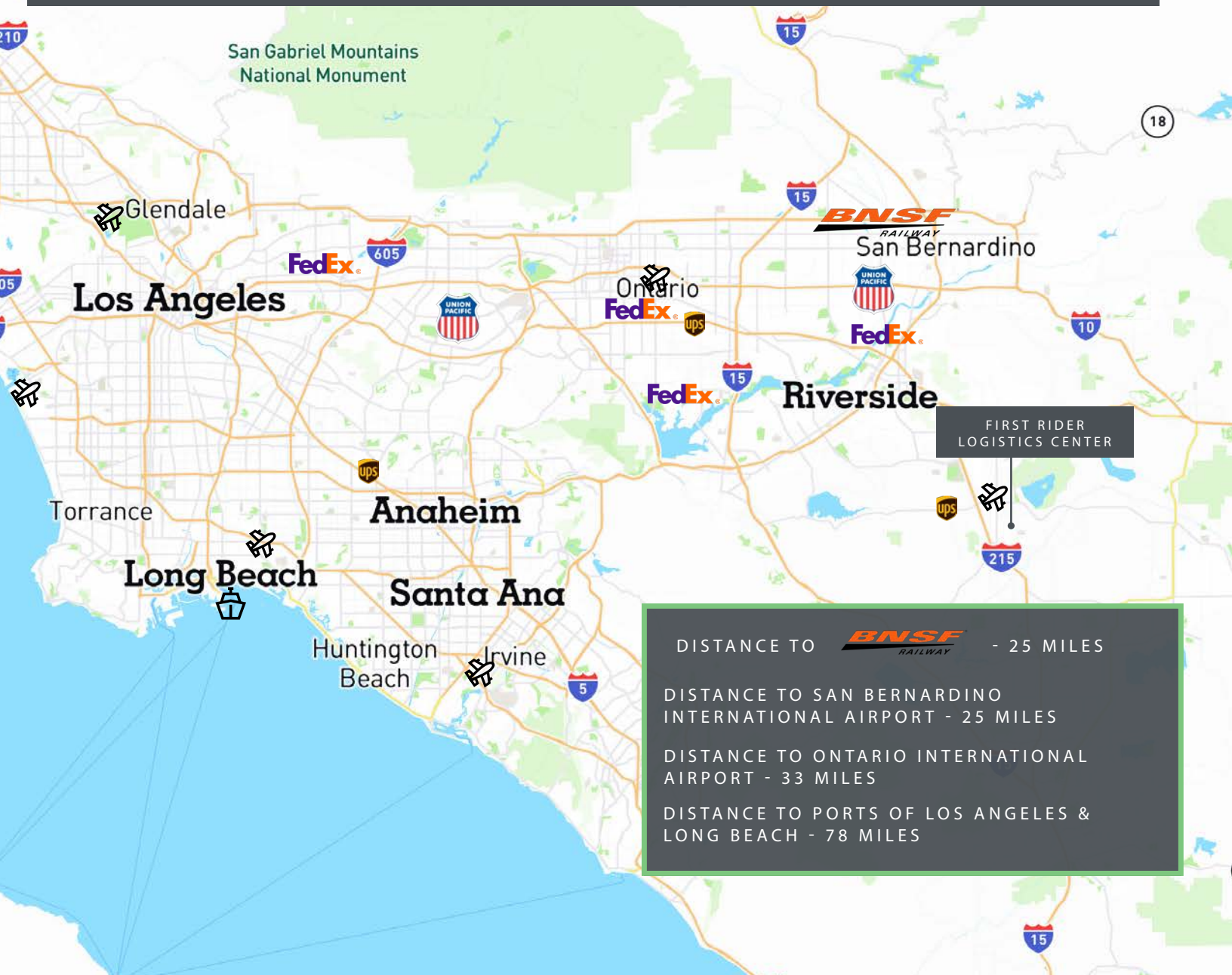




PROPERTY
PHOTOS



SOUTHERN CALIFORNIA LOGISTICS NETWORK



DISTANCE TO **BNSF** RAILWAY - 25 MILES

DISTANCE TO SAN BERNARDINO
INTERNATIONAL AIRPORT - 25 MILES

DISTANCE TO ONTARIO INTERNATIONAL
AIRPORT - 33 MILES

DISTANCE TO PORTS OF LOS ANGELES &
LONG BEACH - 78 MILES

**AVISON
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