



±406,650 SF DISTRIBUTION CENTER

4150-4160 PATTERSON AVE., PERRIS, CA



STATE-OF-THE-ART CONSTRUCTION

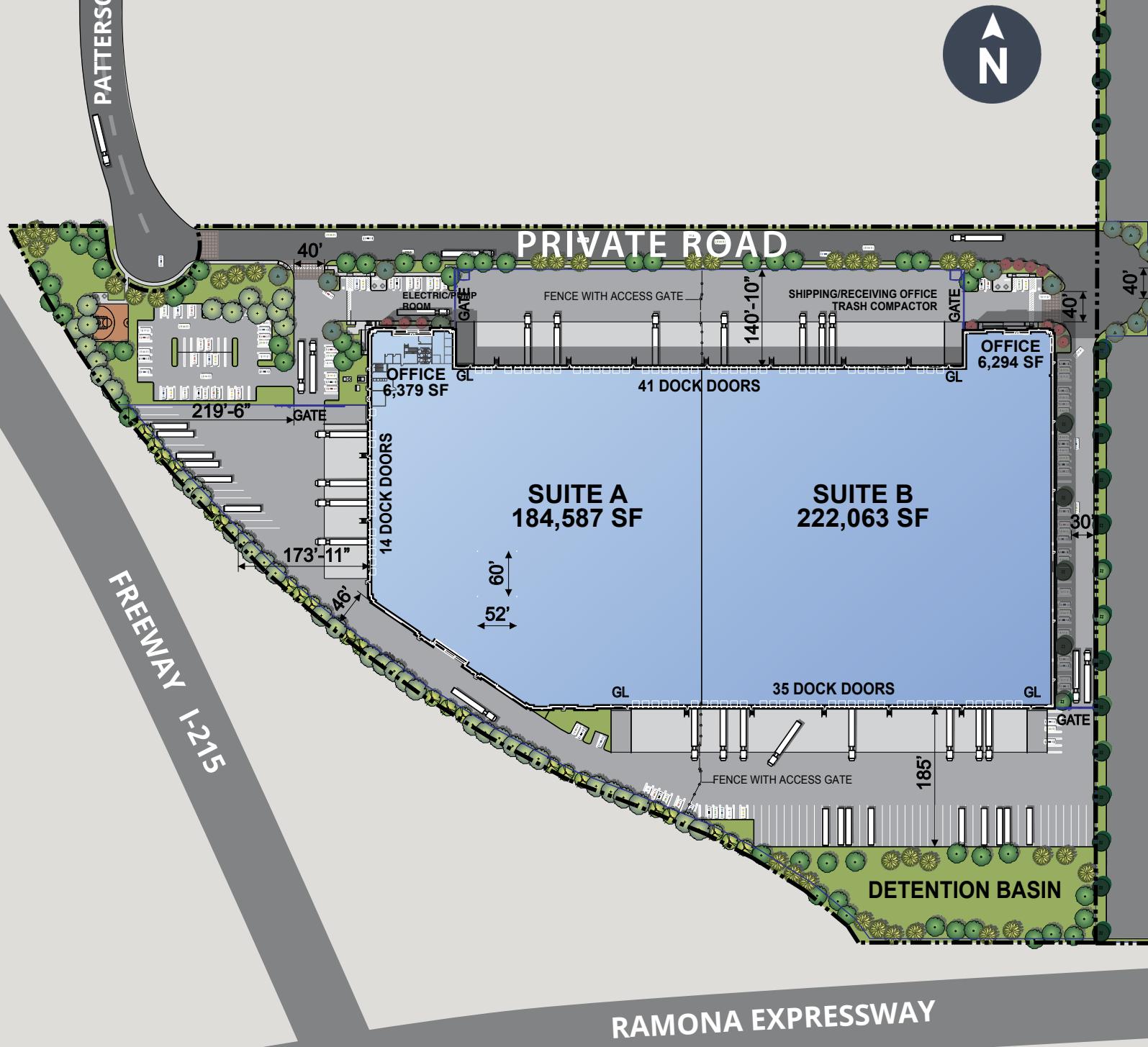


FTZ ELIGIBLE UNDER FTZ #244 | Eliminates / Reduces Tariffs
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Jones Lang LaSalle Brokerage, Inc. RE License #01856260





*Freeways not to scale



BUILDING SPECIFICATIONS

- Divisible to $\pm 184,587$ SF & $\pm 222,063$ SF
- $\pm 12,673$ SF of built out offices
- 90 dock-high loading positions (EOD)
 - 26 dock levelers with 30,000 lb capacity
 - 9 dock levelers with 35,500 lb capacity
 - EOD remaining positions
- 4 ground level doors (12' x 14')
- Loading on 3-sides of the building
- All-concrete fully-secured truck courts (up to 219')
- 163 auto stalls
- 61 trailer stalls
- 32' min. clear height @ 6" behind 1st column
- Scrim foil insulation under the roof deck
- ESFR sprinklers with K-25 heads
- 2.0% skylights and 0.5% smoke hatches
- 7" floor slab in warehouse, 4,000 PSI & FF55/FL35
- Two 400 Amp Service (3 Phase) in each suite existing, plus additional 1,600 AMPS available
- Immediate access to I-215 and five other major freeway systems
- ± 21.5 Acres Land Area



FEATURING FREEWAY
FRONTAGE AND
VISIBILITY ON I-215



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