



CLARION PARTNERS

# For Lease

## 346,319 SF

### Cajalco Industrial Park

SEC Seaton Avenue & Cajalco Expy  
Perris (Riverside County), CA 92570



### BUILDING HIGHLIGHTS

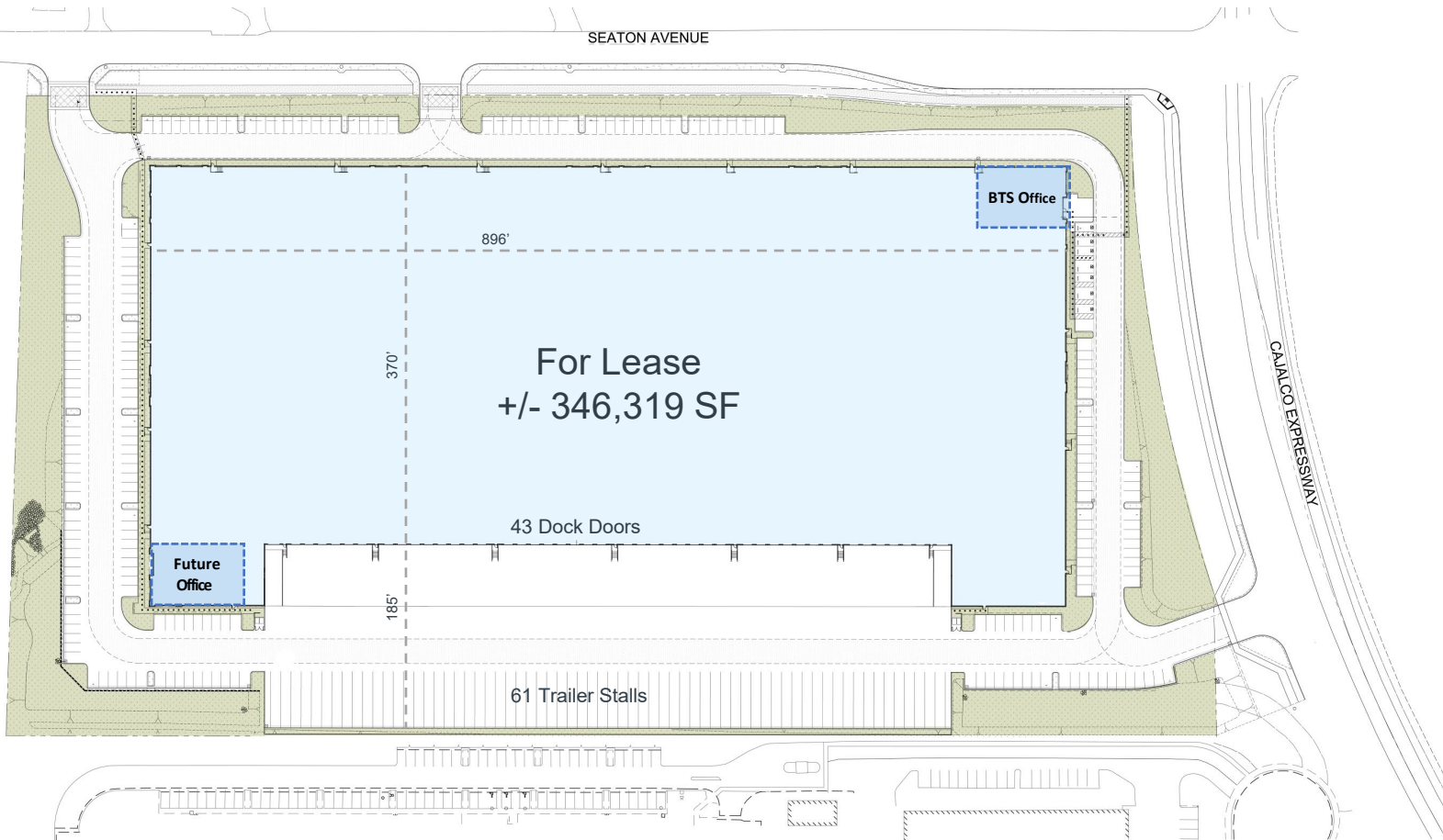
- 346,319 SF available on 17.5 gross acres
- Build-to-suit office space
- 36' warehouse clearance inside first column
- ESFR sprinkler system w/ K-25 heads
- 43 dock high doors with conduits and levelers
- 2 grade level ramp doors
- Large 180' secured concrete truck court with 2 gates & 61 trailer stalls provided
- 50' x 56' typical bay spacing
- 7" reinforced concrete slab
- LED lighting, 2% warehouse skylights
- Solar on roof (+/- 20% of entire building load)
- 4000 amps @480 volts
- 7 EV spaces w/ charging units & 7 future EV spaces with conduits
- Direct I-215 freeway access via Cajalco Expy.
- APN # 317-140-057





# CLARION PARTNERS

## Cajalco Industrial Park



## CLARION PARTNERS

A Franklin Templeton Company

[www.clarionpartners.com](http://www.clarionpartners.com)

Another quality project by:



For more information on this opportunity, please contact



**Ian DeVries**  
**949.724.5509**  
License # 01019686  
[ian.devries@colliers.com](mailto:ian.devries@colliers.com)

**Chris DeVries**  
**949.724.5504**  
License # 01867314  
[chris.devries@colliers.com](mailto:chris.devries@colliers.com)

**Brad Yates**  
**949.285.2535**  
License # 01708615  
[brad.yates@streamrealty.com](mailto:brad.yates@streamrealty.com)

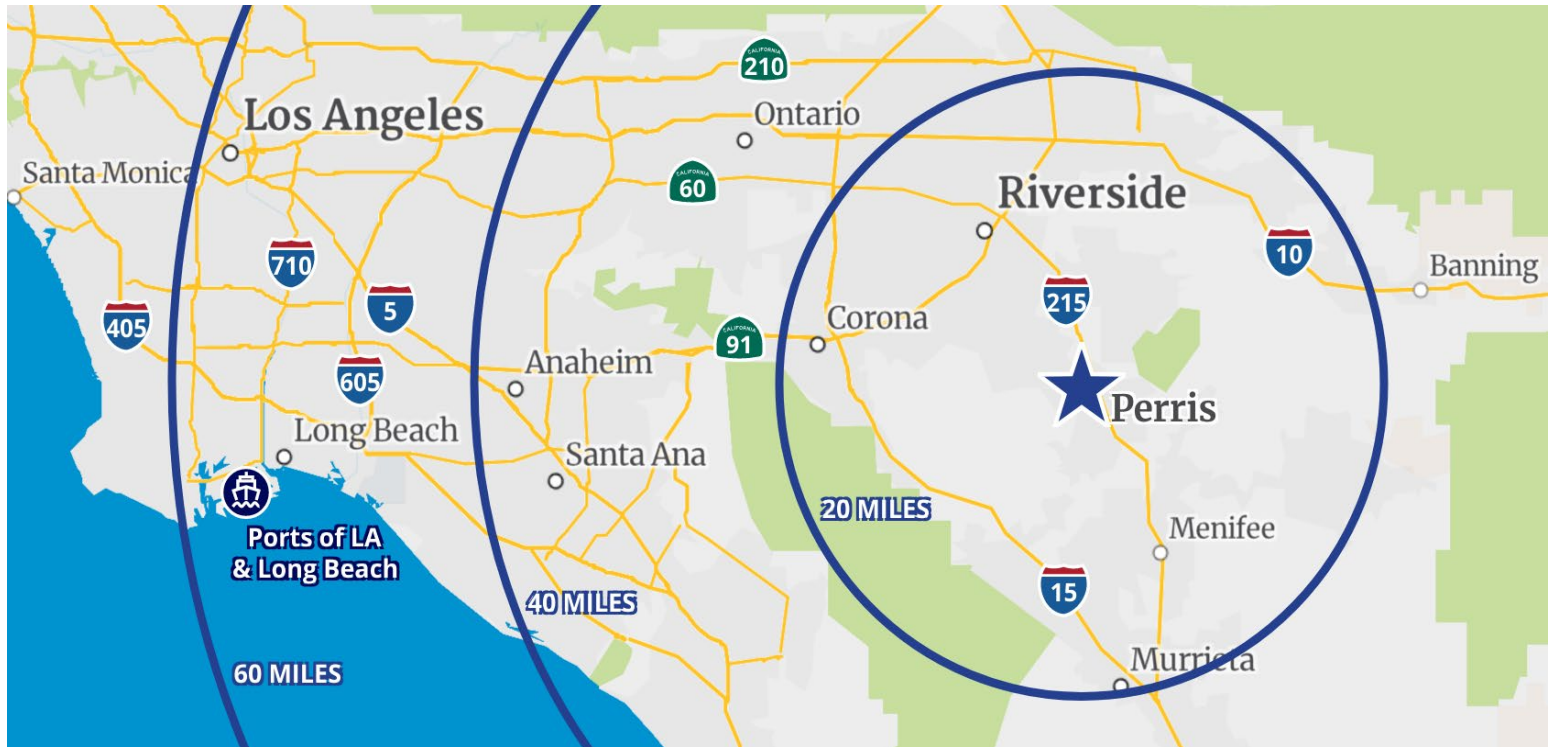
**Stefan Pastor**  
**949.646.352.1113**  
License # 01903973  
[stefan.pastor@streamrealty.com](mailto:stefan.pastor@streamrealty.com)





# CLARION PARTNERS

## 346,319 SF For Lease



### DRIVING DISTANCES

- PORTS OF LONG BEACH / L.A.  
70 miles
- LAX AIRPORT  
74 miles
- ONTARIO INT'L AIRPORT  
28 miles
- RIVERSIDE MUNI AIRPORT  
16 miles



# For Lease 346,319 SF

## Cajalco Industrial Park

SEC Seaton Avenue & Cajalco Expy  
Perris, CA 92570

### TENANT AERIAL MAP



For more information on this  
opportunity, please contact



**Ian DeVries**  
949.724.5509  
License # 01019686  
ian.devries@colliers.com

**Chris DeVries**  
949.724.5504  
License # 01867314  
chris.devries@colliers.com

**Brad Yates**  
949.285.2535  
License # 01708615  
brad.yates@streamrealty.com

**Stefan Pastor**  
949.646.352.1113  
License # 01903973  
stefan.pastor@streamrealty.com