



CLARION PARTNERS

For Lease

346,319 SF

Cajalco Industrial Park

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

 PHELAN
DEVELOPMENT



BUILDING HIGHLIGHTS

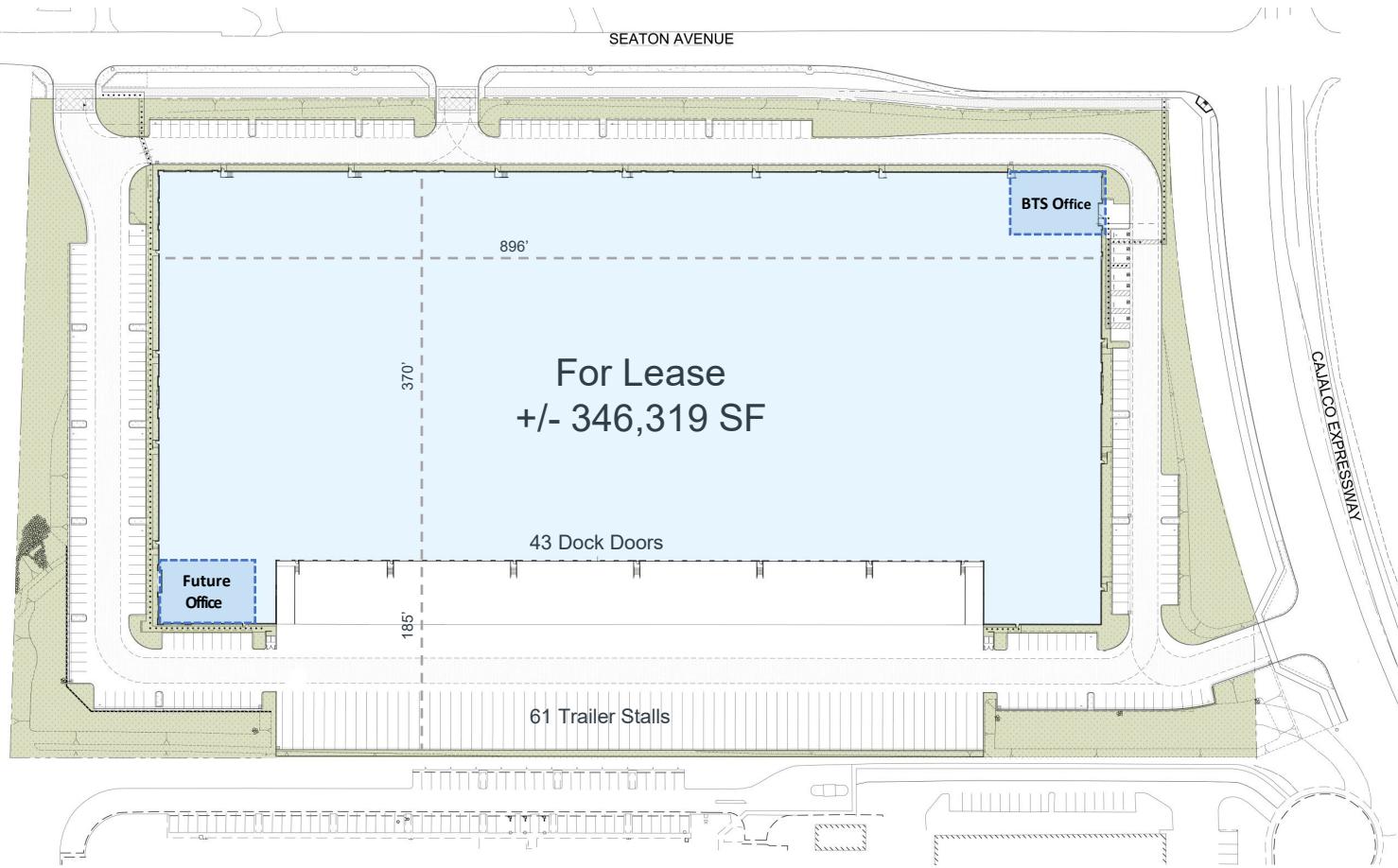
- 346,319 SF available on 17.5 gross acres
- Build-to-suit office space
- 36' warehouse clearance inside first column
- ESFR sprinkler system w/ K-25 heads
- 43 dock high doors with conduits and levelers
- 2 grade level ramp doors
- Large 180' secured concrete truck court with 2 gates & 61 trailer stalls 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





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**CLARION
PARTNERS**

A Franklin Templeton Company

www.clarionpartners.com

Another quality project by:

PHELAN
DEVELOPMENT

STREAM

Colliers

For more information on this
opportunity, please contact

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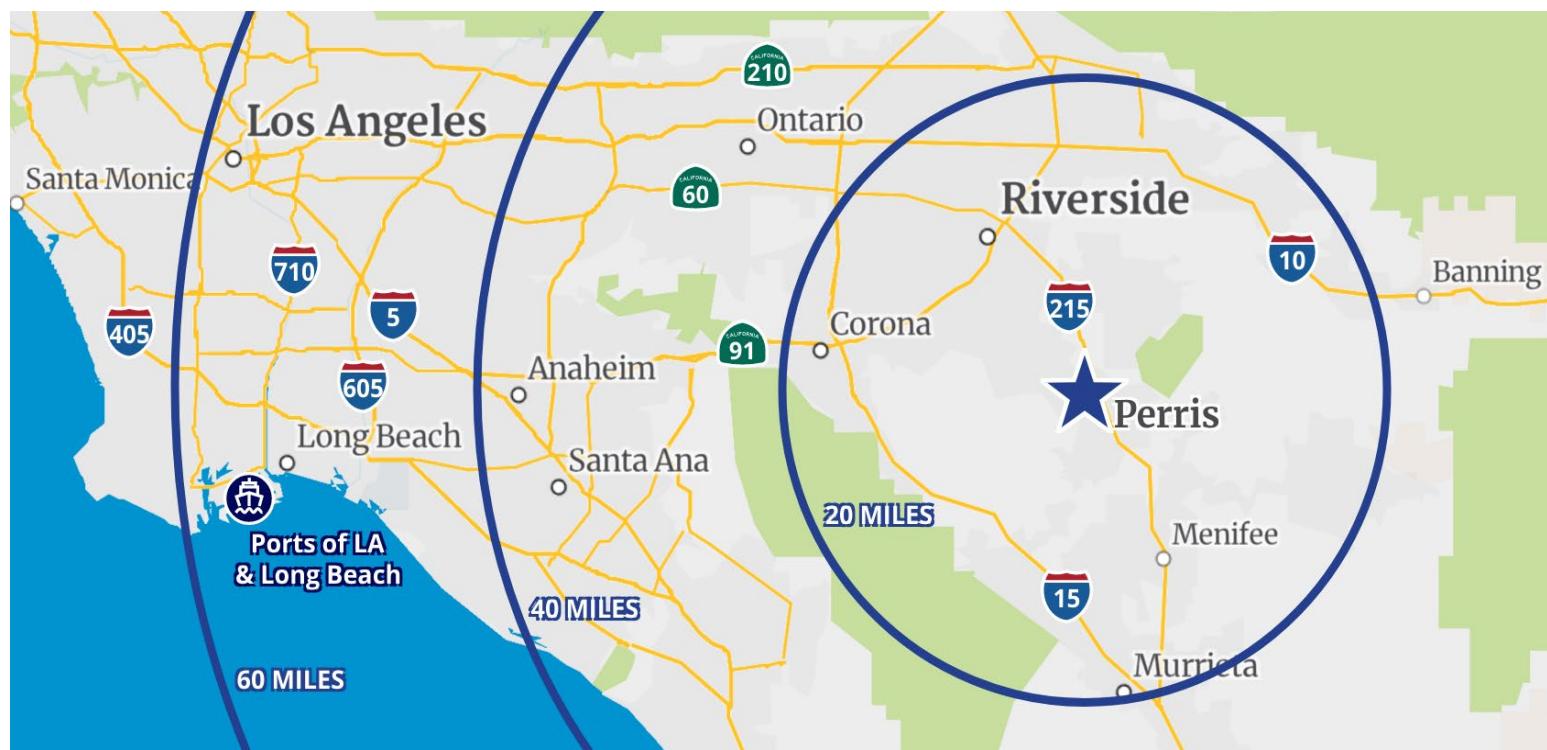
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DRIVING DISTANCES

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

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TENANT AERIAL MAP



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