

# Prologis

## Perris Distribution Center 10

2100 Patterson Avenue

PERRIS, CA 92571

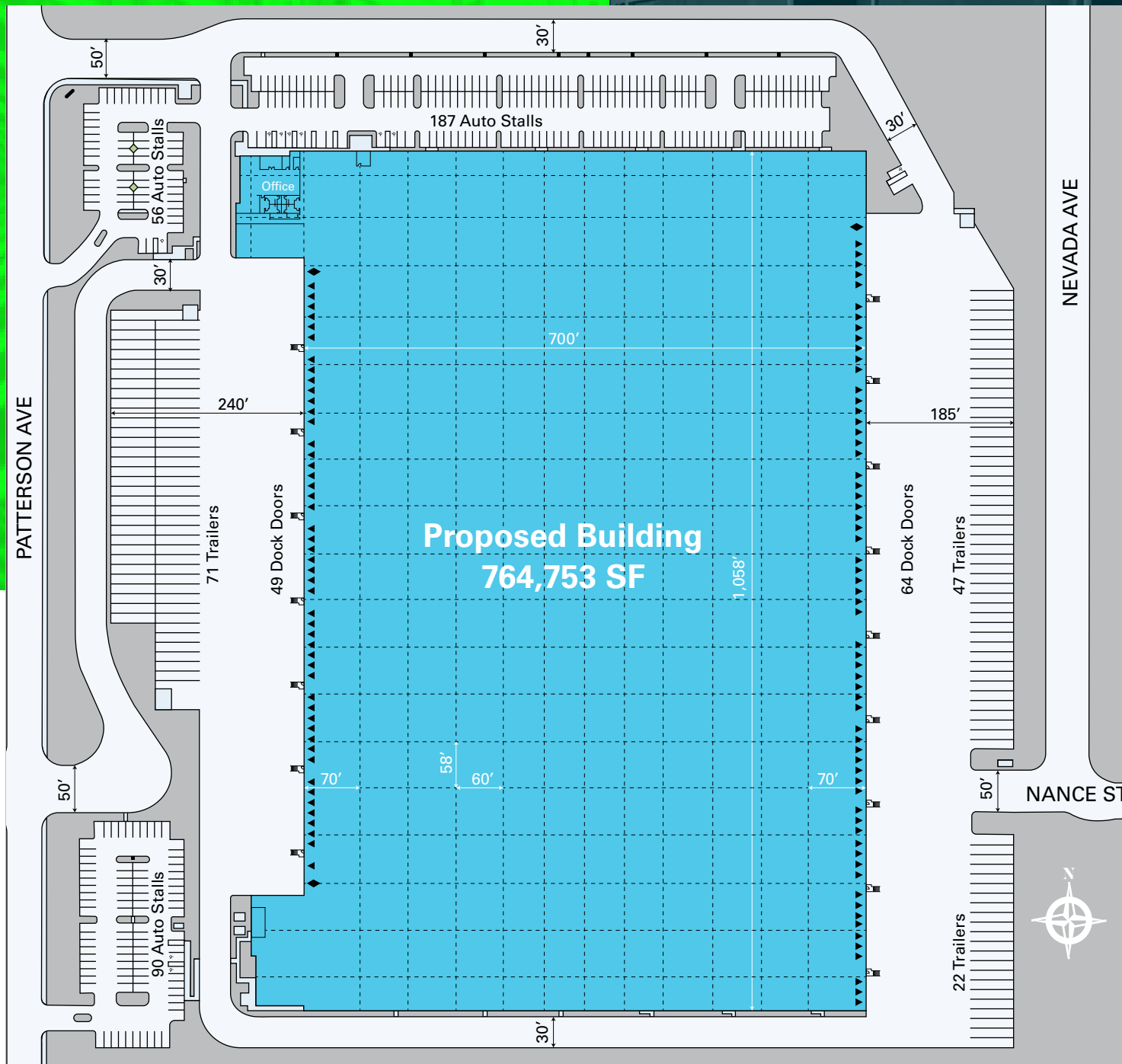
764,753 SF For Lease  
Build-to-Suit Opportunity



NEWMARK

CBRE

 PROLOGIS®



# Maximize Efficiency, Minimize Bottlenecks



**42' Clearance** provides exceptional expansion opportunities. (6" Inside First Column from Dock Doors)



**4,000A Power; Expandable to 8,000A:** Engineered for Peak Performance and Scalable Growth



**10,394 SF Two Story Office** (5,125 SF mezzanine)



**185'-240' Secured** Concrete Truck Court



Optimized Logistics with Superior Truck and Auto Circulation with Ample Queuing for **26 trucks** and 5 separate access points from 2 streets



**Abundant Parking including:**

- **140 Trailer Stalls** to Accommodate your Fleet
- **333 Parking for Autos:** Ideal for Shift-Based or Around-the-Clock Operations



Maximize throughput with **113 Dock High** loading doors



**2.5%** Skylights



**ESFR Sprinkler System** (K-25)



# Unlock the Inland Empire Advantage

Position your operations for success with a strategic location that checks all the boxes in the Inland Empire.



**Direct access to major freeways**, facilitating efficient transportation to ports and airports.



**Seamless access to West Coast logistics:** Rapid connectivity to LA/Long Beach ports, air cargo, and Southern California's consumer base.







# Expand Your Reach, Accelerate Your Operations

Benefit from exceptional connectivity to major transportation arteries, a thriving labor market, and the power of a build-to-suit facility designed for your unique needs.



The Inland Empire's expanding population provides a robust labor pool.

## Warehouse Employees

5 MILES	<b>34,840</b> 2025 Place of Work	<b>23,484</b> 2025 Place of Residence
10 MILES	<b>40,004</b> 2025 Place of Work	<b>39,318</b> 2025 Place of Residence
20 MILES	<b>143,337</b> 2025 Place of Work	<b>143,642</b> 2025 Place of Residence
40 MILES	<b>271,601</b> 2025 Place of Work	<b>275,456</b> 2025 Place of Residence

## Access to Consumers

5 MILES	<b>\$91,317</b> Median HH Income	<b>196,419</b> Total Population
10 MILES	<b>\$95,240</b> Median HH Income	<b>482,831</b> Total Population
20 MILES	<b>\$91,343</b> Median HH Income	<b>2,344,390</b> Total Population
40 MILES	<b>\$104,765</b> Median HH Income	<b>6,536,374</b> Total Population



# Launch Faster, Deliver Further



## Your launchpad to the Western US:

Reach Western US customers faster.

The Inland Empire's location ensures efficient movement of goods and reliable access to major Western metros.



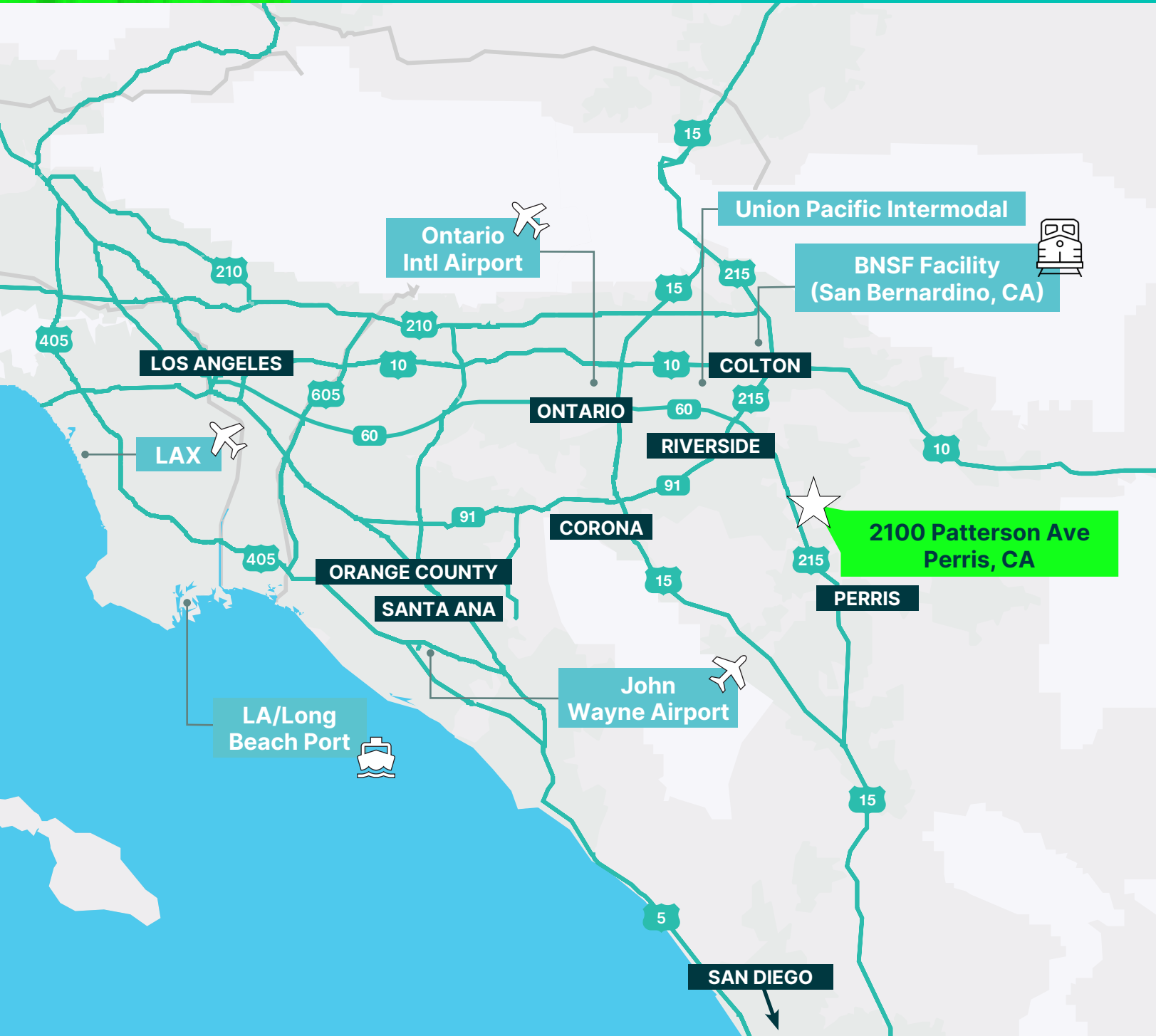
**Prologis Perris Distribution Center puts your business at the heart of the action.** From this prime Inland Empire East location, reach millions of customers throughout Southern California and beyond.

### PORTS/FACILITIES

BNSF Facility (San Bernardino, CA)	23 Miles
Ontario Airport	27 Miles
John Wayne Airport	52 Miles
LA/Long Beach Port	74 Miles
LAX	81 Miles

### HIGHWAY ACCESS

215 Freeway	0.75 Miles
60 Freeway	9 Miles
91 Freeway	13 Miles
10 Freeway	18 Miles
15 Freeway	23 Miles



# Prologis Essentials

## Beyond Standard Solutions

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.

[LEARN MORE](#)



### Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions



### Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators



### Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging



### Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification
- Instawork achieves 90%+ fill rates with its large workforce network

[DISCOVER BENEFITS](#)



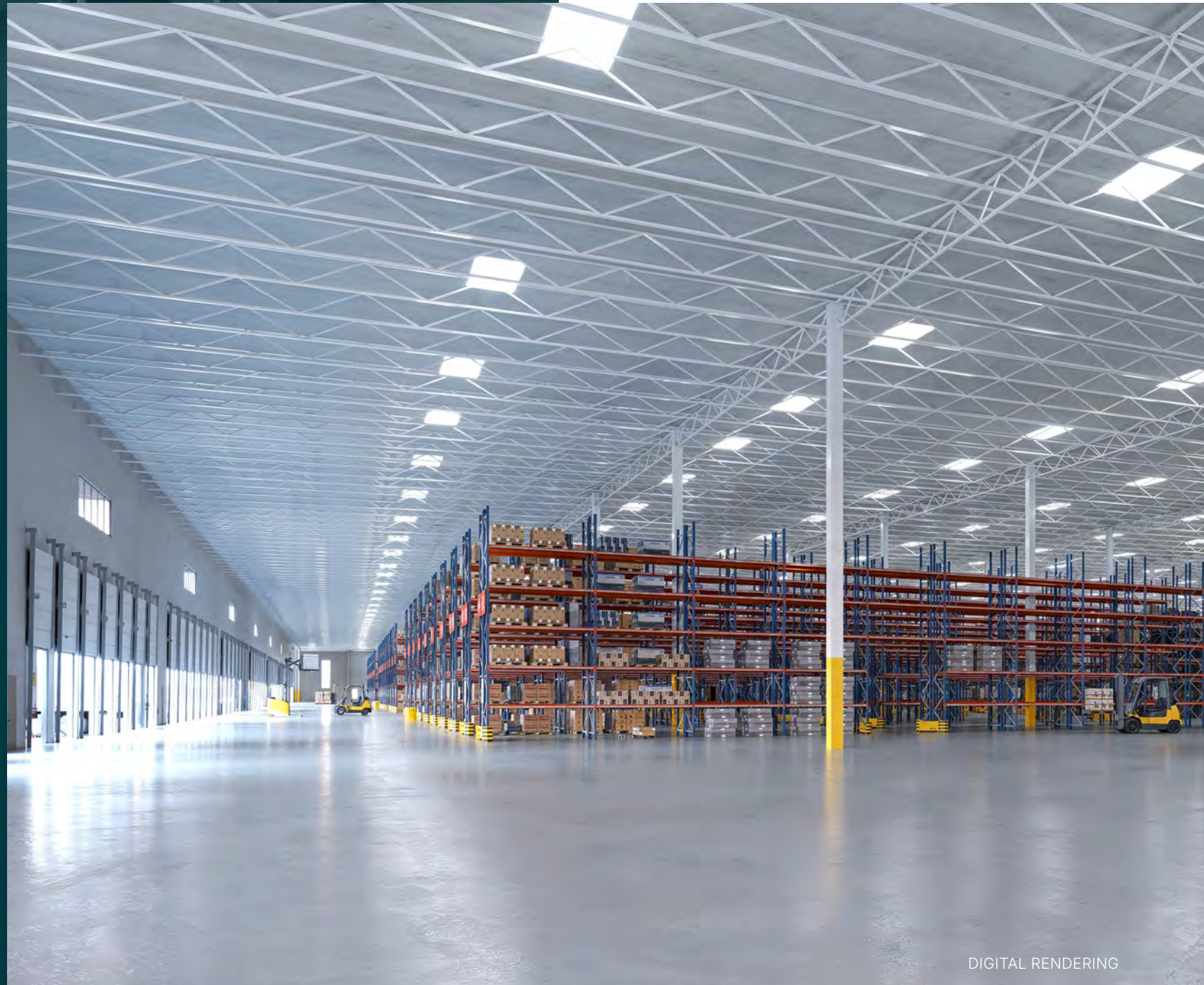
# Partner with Prologis

Clear, Simple, Service.

You can count on us as your  
trusted partner.

Pairing up with Prologis gives you access to an in-house team of property managers, insights from one of the largest global industrial platforms, and leading sustainability expertise. Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

At Prologis, we deliver on our promises  
so you can deliver on yours.



DIGITAL RENDERING

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**Prologis**  
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**Center 10**

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