

**ELLIS LOGISTICS CENTER**  
**±631,011 SF**  
**AVAILABLE FOR SALE OR LEASE**

409 E. ELLIS AVENUE, PERRIS, CA 92570



Newcastle | PARTNERS

**RYAN LAL, SIOR**  
Senior Vice President, Partner  
**909.545.8020**  
RLal@Voitco.com  
License #01854104

**DANTE BORRUSO**  
Vice President, Partner  
**909.775.4475**  
DBorruso@Voitco.com  
License #02086368

**Voit**  
REAL ESTATE SERVICES

3280 E. Guasti Road, Suite 100  
Ontario, CA 91761  
[www.voitco.com](http://www.voitco.com)

## PROPERTY FEATURES

- Planned ±631,011 SF, Class A Building
- 40' Minimum Clear Height at First Bay
- ±5,241 SF – First floor Office + ±4,504 SF Mezzanine
- ±29.15 Acres Net
- 50' x 56' – Typical Bay Spacing
- 87 Dock High Positions 9' x 10'
- 3 Ground Level Doors 12' x 14'
- 176 Auto Parking Stalls
- 35 EV Auto Parking Stalls - capable\*
- 205 Trailer Parking Stalls
- 185' & 175' All Concrete Secured Truck Courts
- 8" Thick Floor Slab, 4,000 psi
- 4-ply Built-Up Roof System
- 2.5% Skylights
- 4,000A UGPS / 4,000-amp Main Service Panel – expandable to 8,000A (verify)
- LED Lighting w/ Motion Sensors at an Average of 20 fc aff
- 1 Air Change Per Hour
- ESFR, K25.2, 50 PSI
- Possible Future Rail
- Close Proximity to the 215 Freeway
- Corporate Neighbors: Home Depot and Lowes



**RYAN LAL, SIOR**  
Senior Vice President, Partner  
**909.545.8020**  
RLal@Voitco.com  
License #01854104

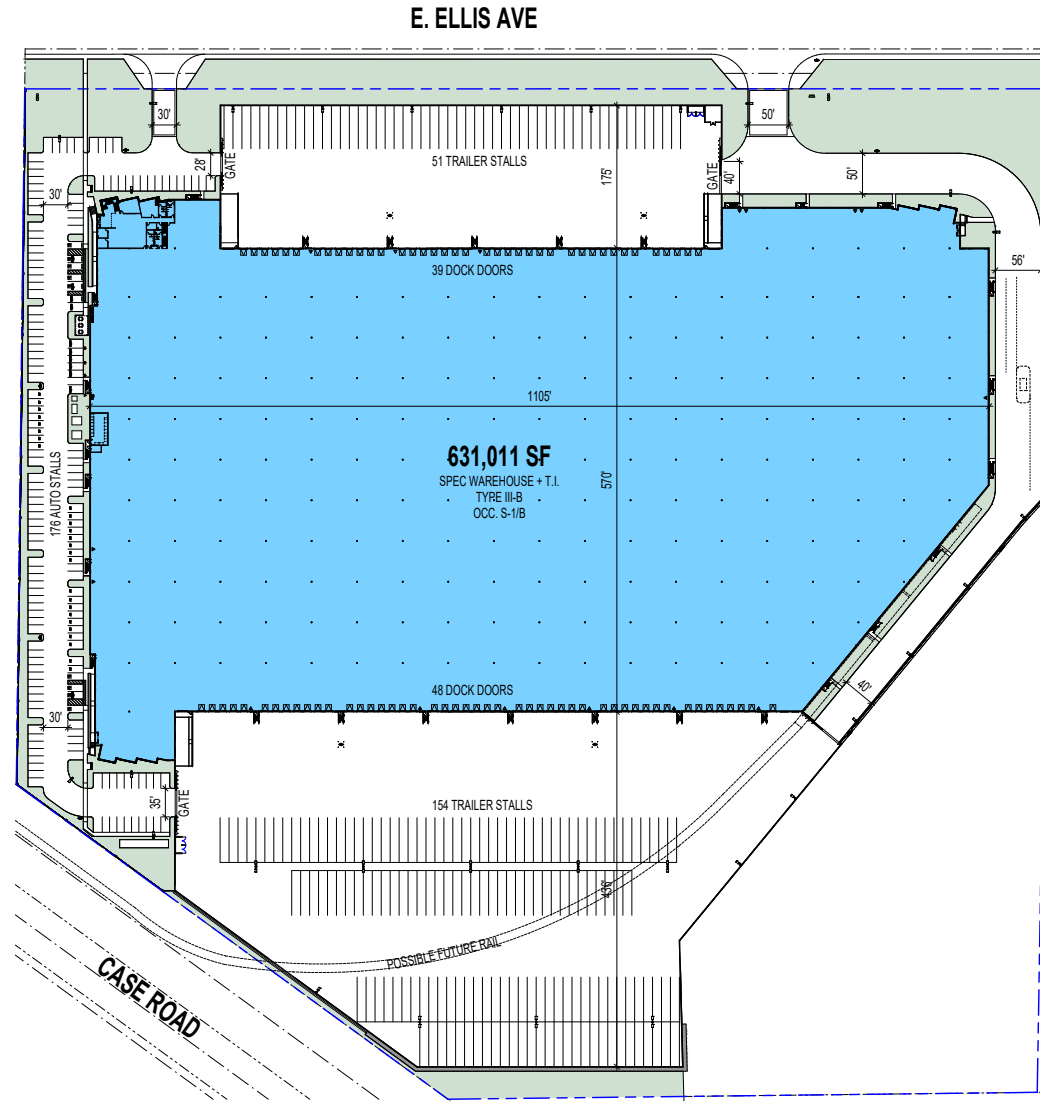
**DANTE BORRUSO**  
Vice President, Partner  
**909.775.4475**  
DBorruso@Voitco.com  
License #02086368

**Voit**  
REAL ESTATE SERVICES

3280 E. Guasti Road, Suite 100, Ontario, CA 91761 | [voitco.com](http://voitco.com)

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.

# SITE PLAN



**RYAN LAL, SIOR**  
Senior Vice President, Partner  
**909.545.8020**  
RLal@Voitco.com  
License #01854104

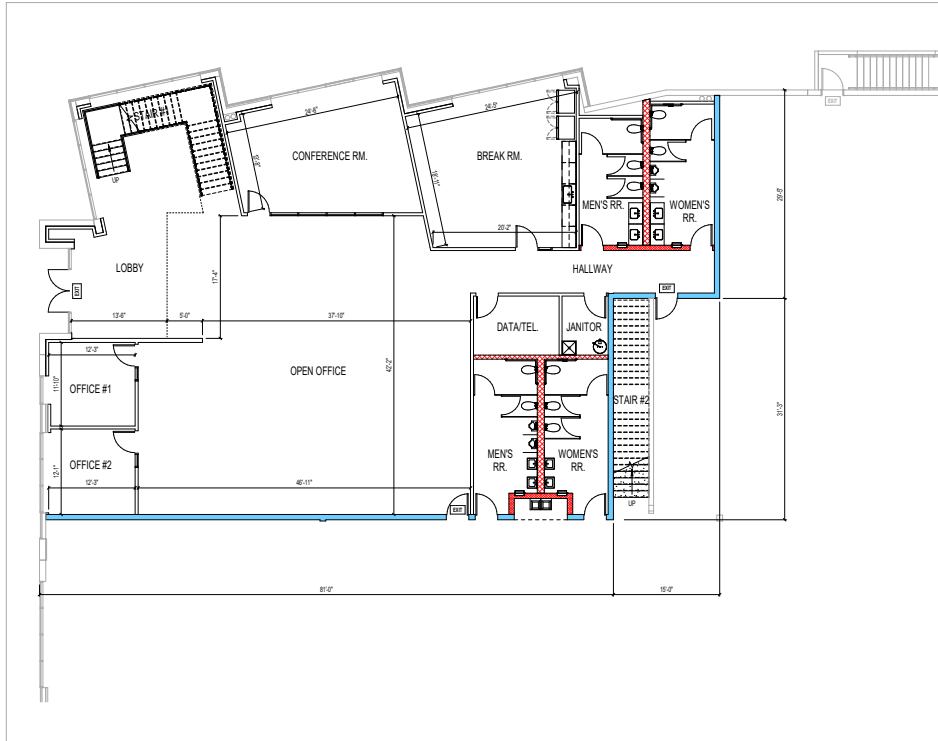
**DANTE BORRUSO**  
Vice President, Partner  
**909.775.4475**  
DBorruso@Voitco.com  
License #02086368

**Voit**  
REAL ESTATE SERVICES

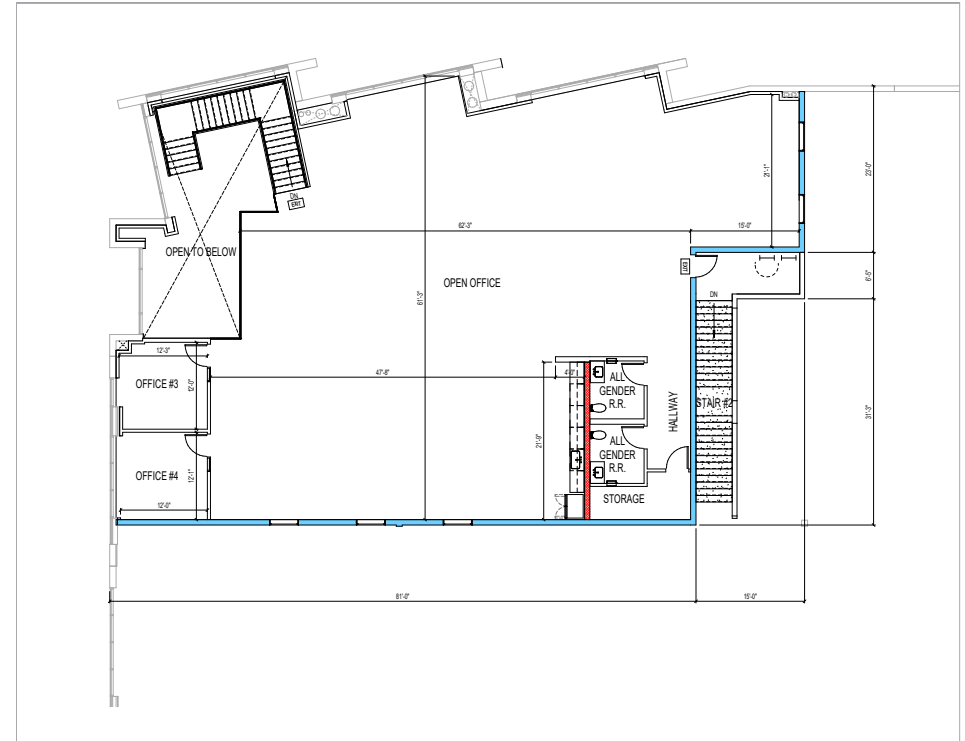
3280 E. Guasti Road, Suite 100, Ontario, CA 91761 | [voitco.com](http://voitco.com)

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.

# OFFICE PLANS



**GROUND FLOOR**  
**OFFICE PLAN ±5,241 SF**



**MEZZANINE**  
**OFFICE PLAN ±4,504 SF**

**RYAN LAL, SIOR**  
Senior Vice President, Partner  
**909.545.8020**  
RLal@Voitco.com  
License #01854104

**DANTE BORRUSO**  
Vice President, Partner  
**909.775.4475**  
DBorruso@Voitco.com  
License #02086368

**Voit**  
REAL ESTATE SERVICES

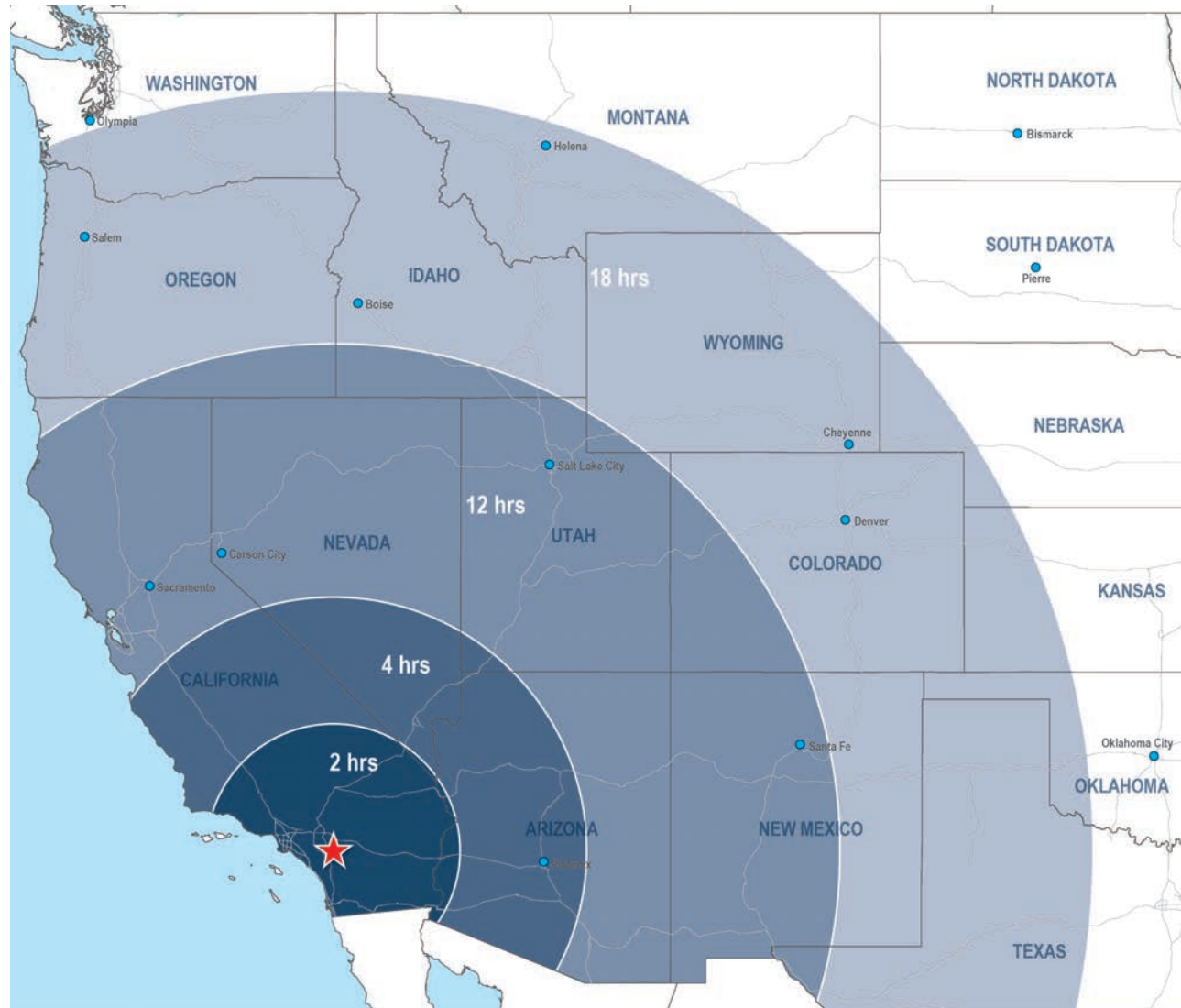
3280 E. Guasti Road, Suite 100, Ontario, CA 91761 | [voitco.com](http://voitco.com)

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.



# DISTANCE MAP

UNION PACIFIC INTERMODAL FACILITY	25.6 MILES
BNSF INTERMODAL FACILITY	28.8 MILES
DOWNTOWN LOS ANGELES	72.2 MILES
LAS VEGAS	256 MILES
PHOENIX	318 MILES
SAN FRANCISCO	450 MILES
SALT LAKE CITY	675 MILES
DENVER	1,003 MILES
PORTLAND	1,030 MILES
SEATTLE	1,203 MILES



**RYAN LAL, SIOR**  
Senior Vice President, Partner  
**909.545.8020**  
RLal@Voitco.com  
License #01854104

**DANTE BORRUSO**  
Vice President, Partner  
**909.775.4475**  
DBorruso@Voitco.com  
License #02086368

**Voit**  
REAL ESTATE SERVICES

3280 E. Guasti Road, Suite 100, Ontario, CA 91761 | [voitco.com](http://voitco.com)

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.



# TENANT AERIAL



**RYAN LAL, SIOR**  
Senior Vice President, Partner  
**909.545.8020**  
RLal@Voitco.com  
License #01854104

**DANTE BORRUSO**  
Vice President, Partner  
**909.775.4475**  
DBorruso@Voitco.com  
License #02086368

**Voit**  
REAL ESTATE SERVICES

3280 E. Guasti Road, Suite 100, Ontario, CA 91761 | [voitco.com](http://voitco.com)

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.



# ELLIS LOGISTICS CENTER

## ±631,011 SF

AVAILABLE FOR SALE OR LEASE

409 E. ELLIS AVENUE  
PERRIS, CA 92570

For Additional Information, Please Contact:

### **RYAN LAL, SIOR**

Senior Vice President, Partner  
P 909.545.8020  
RLal@voitco.com  
Lic # 01854104

### **DANTE BORRUSO**

Vice President, Partner  
P 909.775.4475  
DBorruso@voitco.com  
Lic # 02086368

3280 E. Guasti Road, Suite 100  
Ontario, CA 91761  
909.545.8000 | 909.354.3253 Fax  
[www.VoitCo.com](http://www.VoitCo.com)

