

ELLIS LOGISTICS CENTER

±631,011 SF

AVAILABLE FOR SALE OR LEASE

409 E. ELLIS AVENUE, PERRIS, CA 92570



Newcastle | PARTNERS

RYAN LAL, SIOR

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REAL ESTATE SERVICES

3280 E. Gasti Road, Suite 100
Ontario, CA 91761
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



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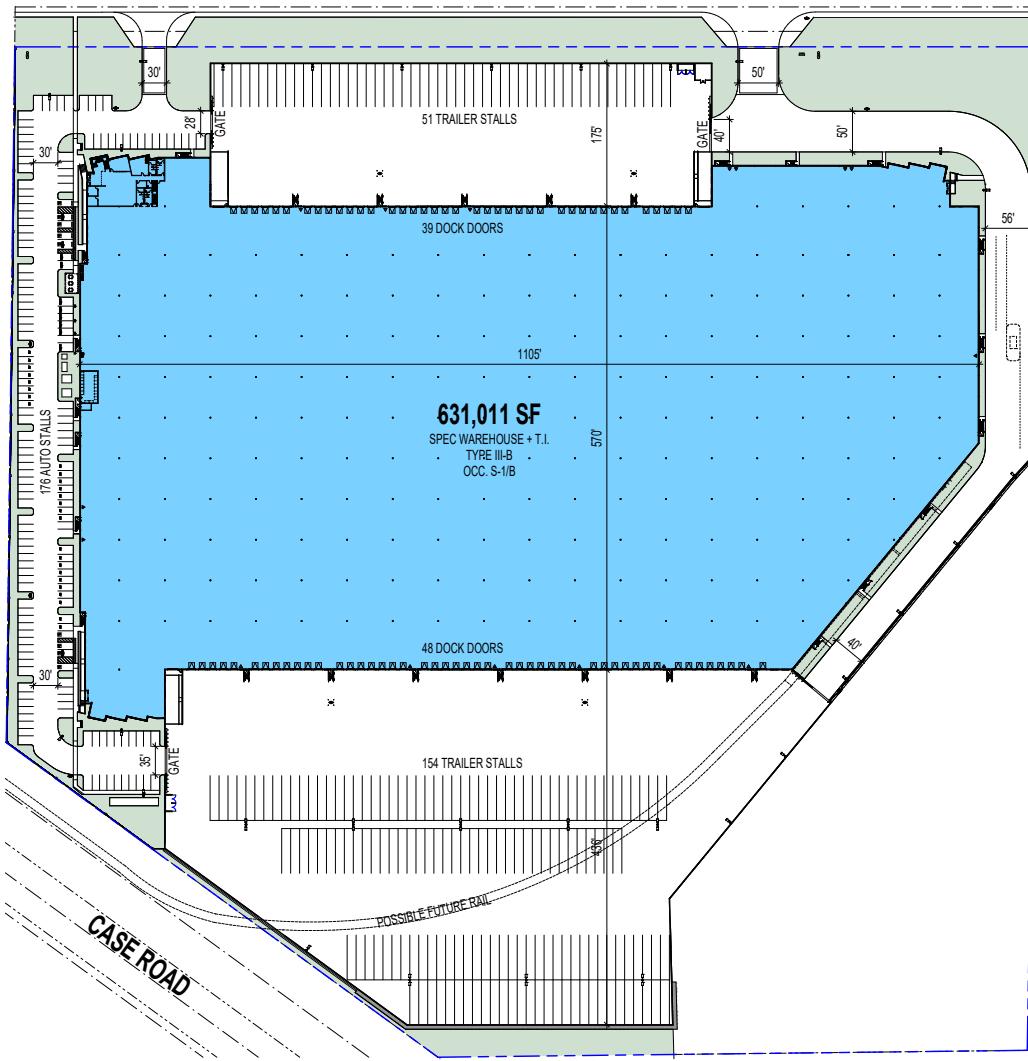
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SITE PLAN

E. ELLIS AVE



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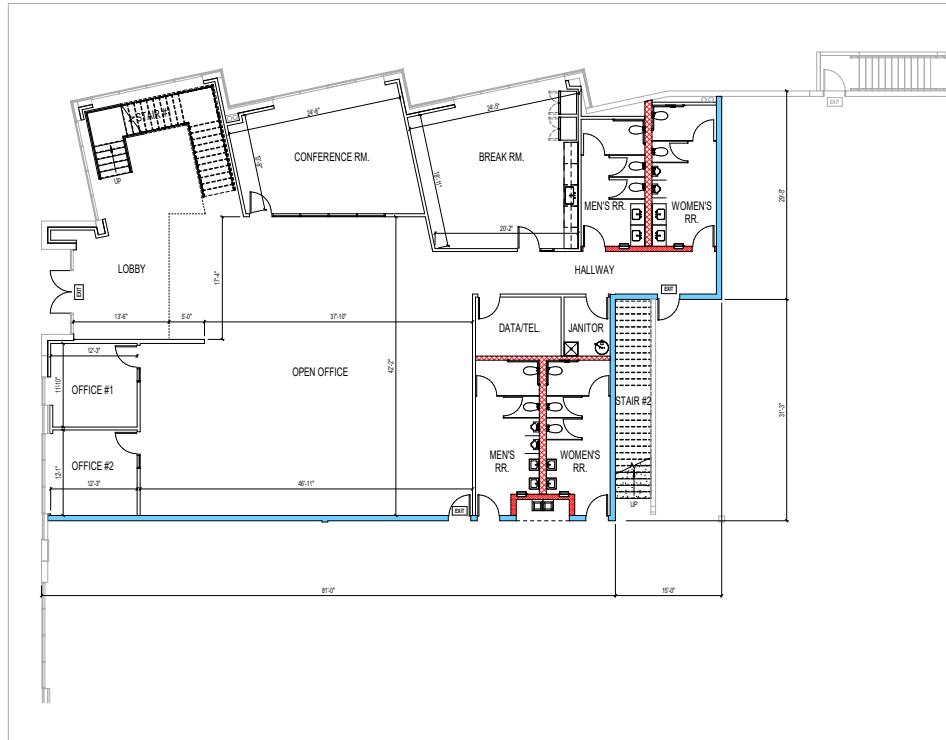
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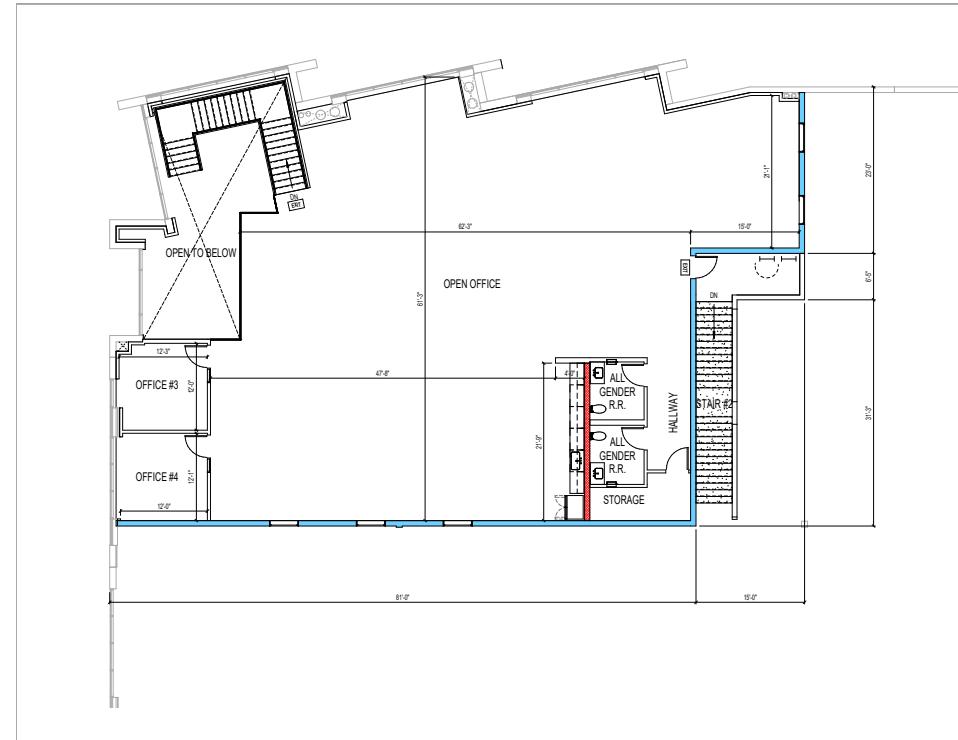
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OFFICE PLANS



GROUND FLOOR
OFFICE PLAN $\pm 5,241$ SF



MEZZANINE
OFFICE PLAN $\pm 4,504$ SF

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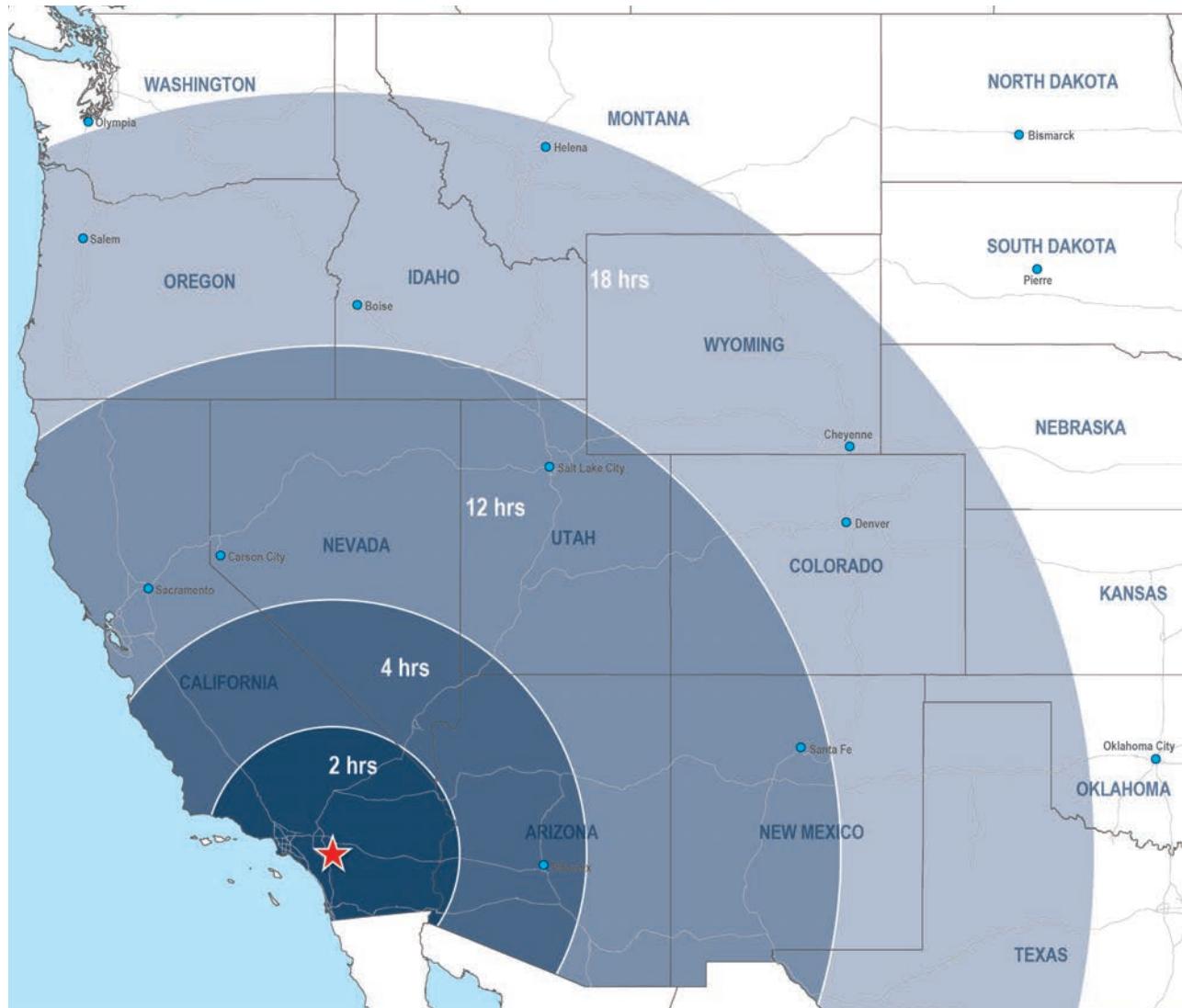
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DISTANCE MAP

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
PORTRLAND	1,030 MILES
SEATTLE	1,203 MILES



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TENANT AERIAL



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For Additional Information, Please Contact:

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