



# OAKMONT NANCE

±143,879 SF

## FOR MORE INFORMATION, CONTACT:

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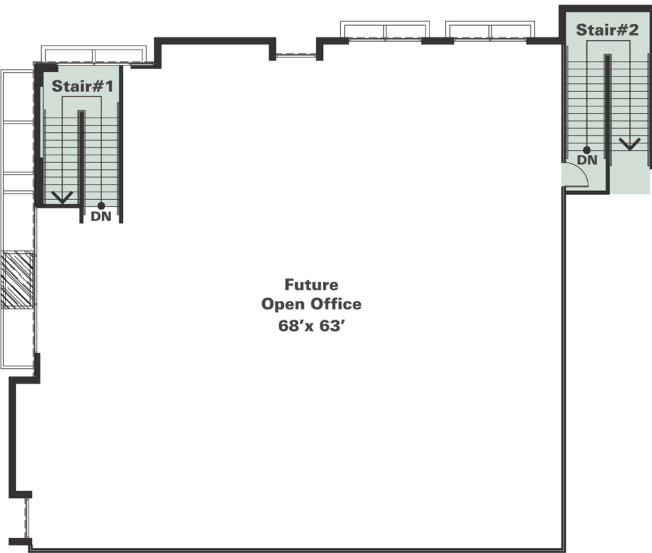
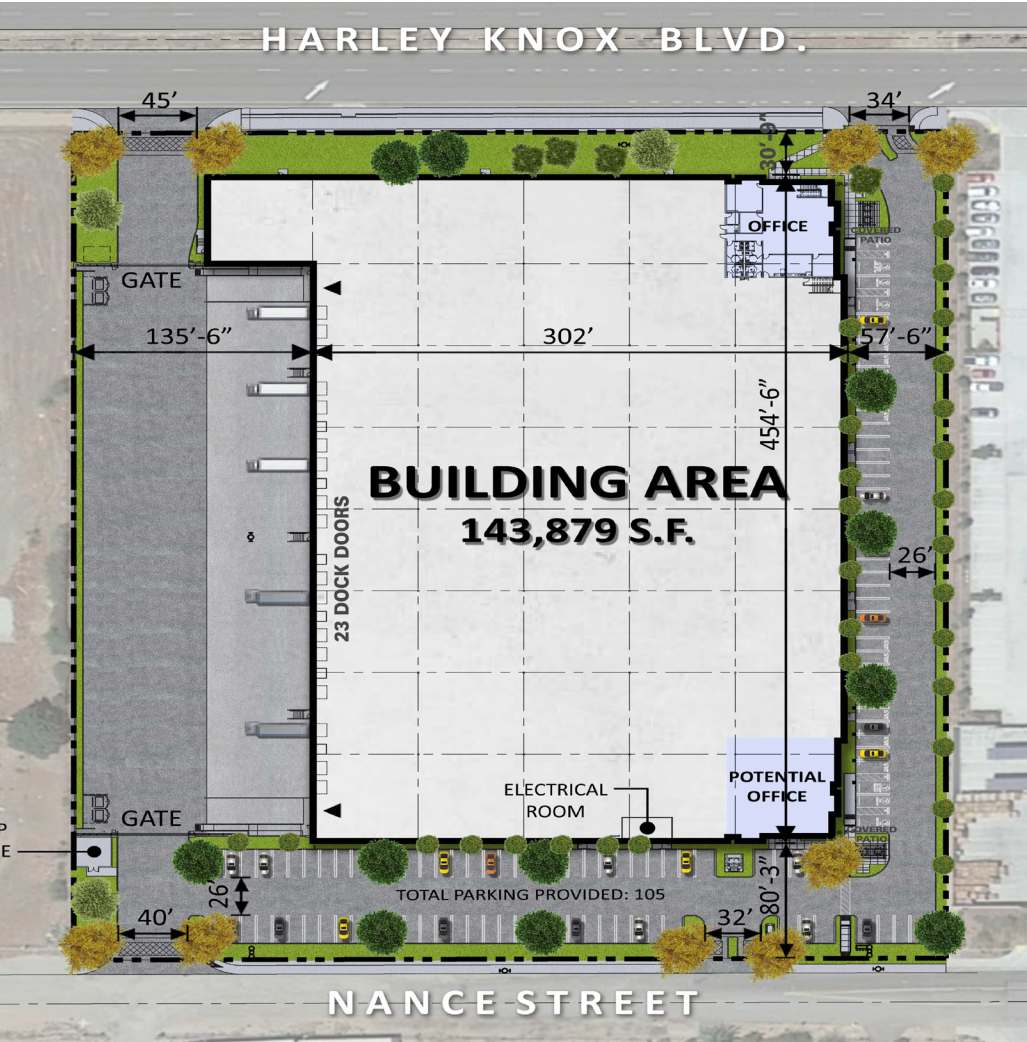
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## STATE OF THE ART FEATURES

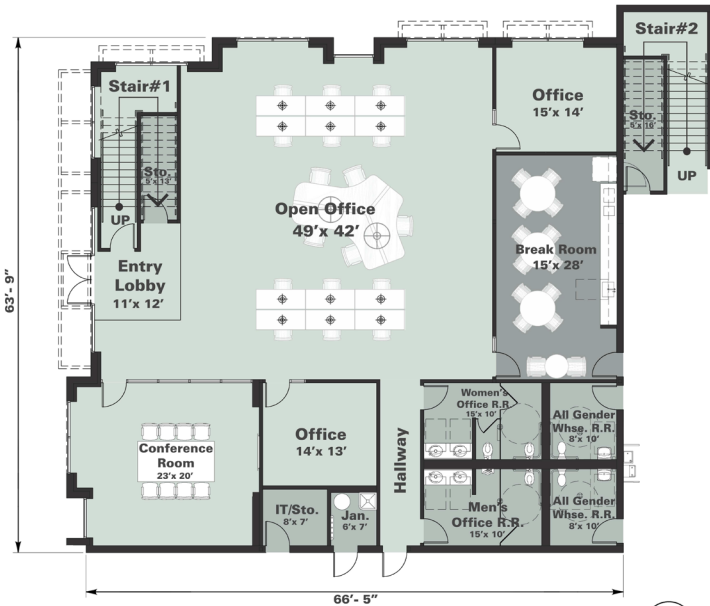
- 143,879 Square Foot Building
- 36' Clear Height
- 23 (9' x 10') Dock-High Doors
- 2 (12' x 14') Grade Level Doors
- Secured, Full-Concrete Truck Court
- 8,076 SF of Two-Story Finished Office
- 2.5% Skylights
- 2,000 Amp UGPS with 2,000 Amp Switchboard
- ESFR Sprinkler System (K-25)
- 105 Auto Parking Stalls
- 56' x 60' Typical Column Spacing
- 7" Warehouse Slab
- 4-ply Built-Up Roof
- Scrim Foil Insulation
- Immediate Access to fully improved Harley Knox Blvd on/off Ramp



# OAKMONT NANCE



MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN

# OAKMONT NANCE

25264 E NANCE ST, PERRIS, CA



## DRIVING DISTANCES

|             |            |                       |            |
|-------------|------------|-----------------------|------------|
| I-215       | 2.00 Miles | SNA Airport           | 51.0 Miles |
| SBD Airport | 26.0 Miles | Downtown Los Angeles  | 69.0 Miles |
| I-10        | 20.0 Miles | Port of LA/Long Beach | 79.0 Miles |
| ONT Airport | 29.0 Miles | LAX Airport           | 80.0 Miles |



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**OAKMONT**  
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