

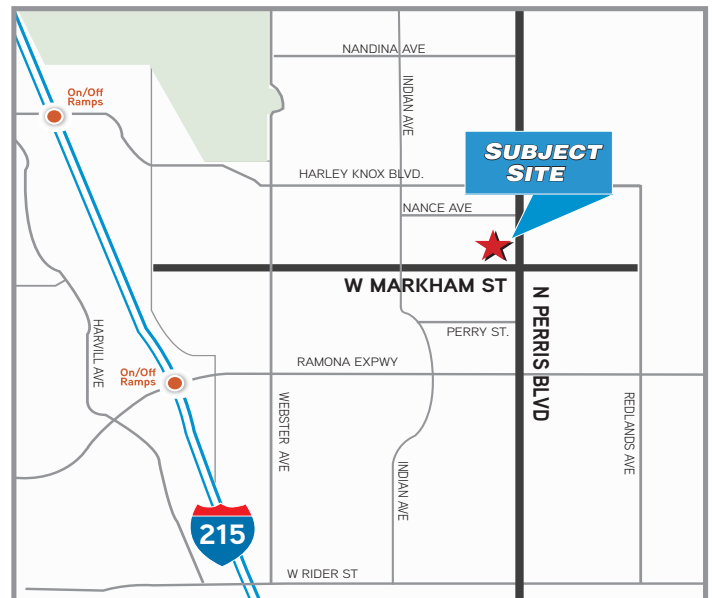
± 80,527 SF For Sale or Lease



Property Features

- › +/- 80,527 SF Industrial Warehouse
- › 2,262 SF of 2-Story Office Area
- › ESFR Sprinkler System (K-25)
- › 10 Dock High Doors (9' x 10') with Fans, Lights, and Z-Guards, 7 w/ Pit Levelers, 3 w/ EOD Levelers
- › 2 Grade Level Doors (12' x 14')
- › 30' Warehouse Clearance Height
- › Large Secured Truck Court
- › 1200 Amps of Power (480/277 V), 2500 AMP UGPS
- › LED Lighting
- › Zoning: Light Industrial
- › Easy I -215 Freeway Access w/ Corporate Neighbors
- › that include Amazon, Home Depot & Ross Stores
- › Specifications to be Independantly Verified

Locator Map



Zoning Map

Perris Valley Specific Plan



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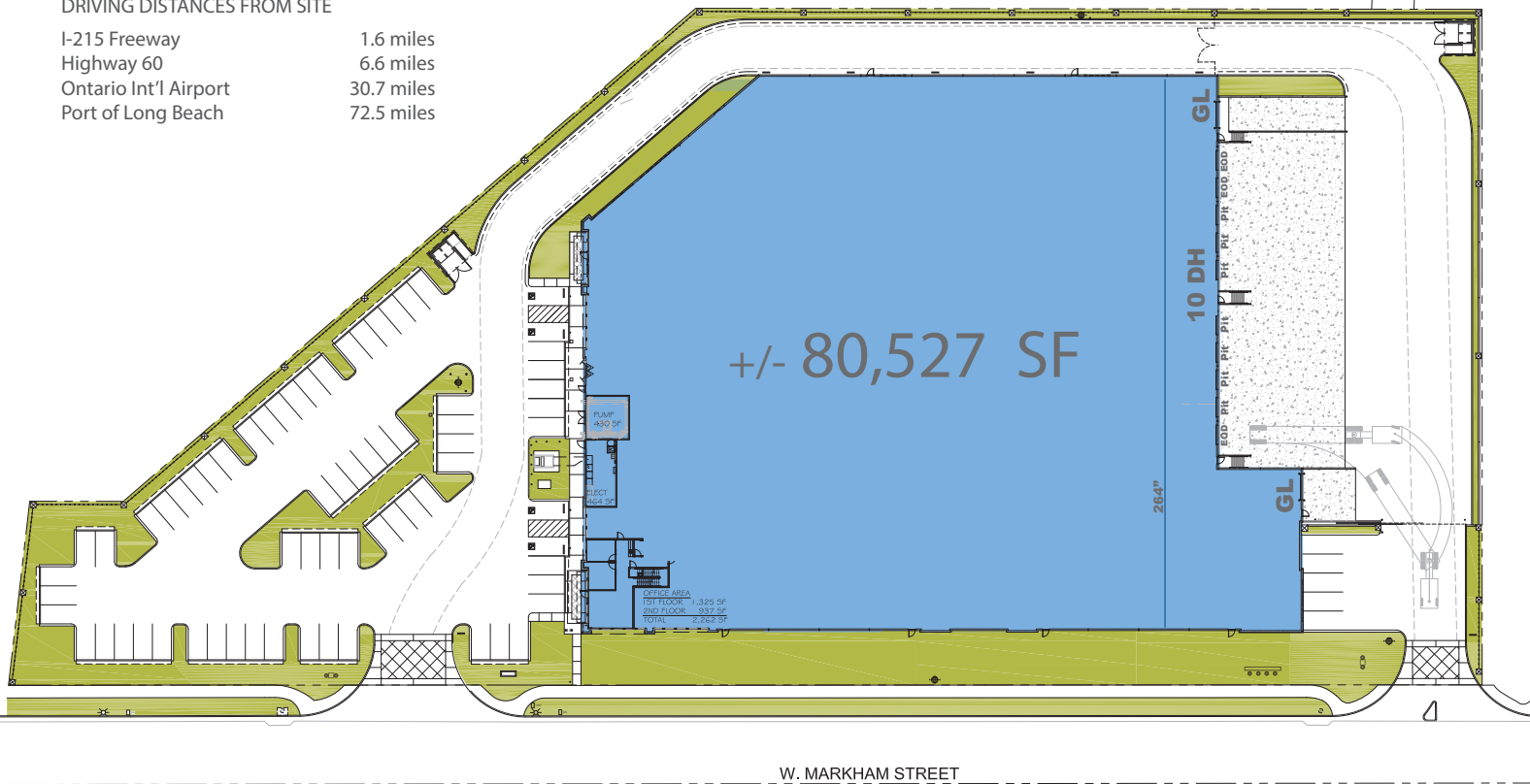
For Sale or Lease, Perris +/- 80,527 SF Industrial Warehouse

Dalfen
INDUSTRIAL

Property Site Plan

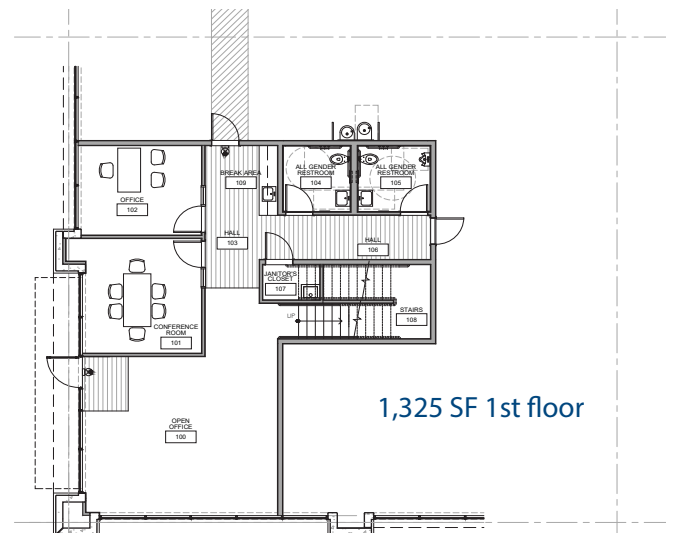
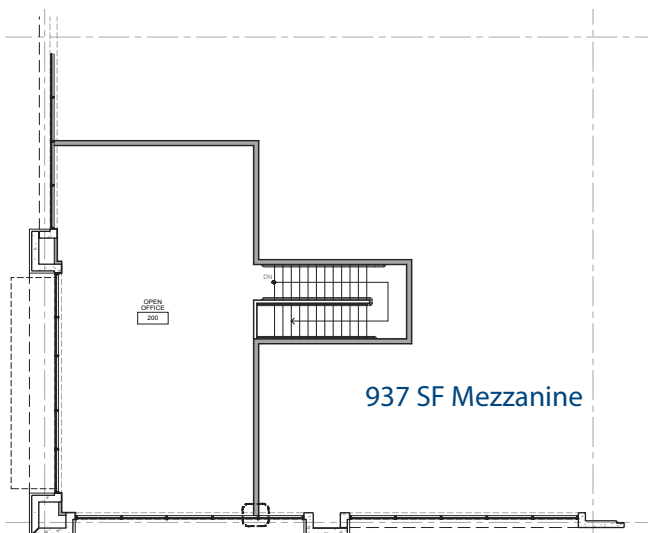
DRIVING DISTANCES FROM SITE

I-215 Freeway	1.6 miles
Highway 60	6.6 miles
Ontario Int'l Airport	30.7 miles
Port of Long Beach	72.5 miles



W. MARKHAM STREET

Existing Office Layout



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