

# ± 80,527 SF For Sale or Lease

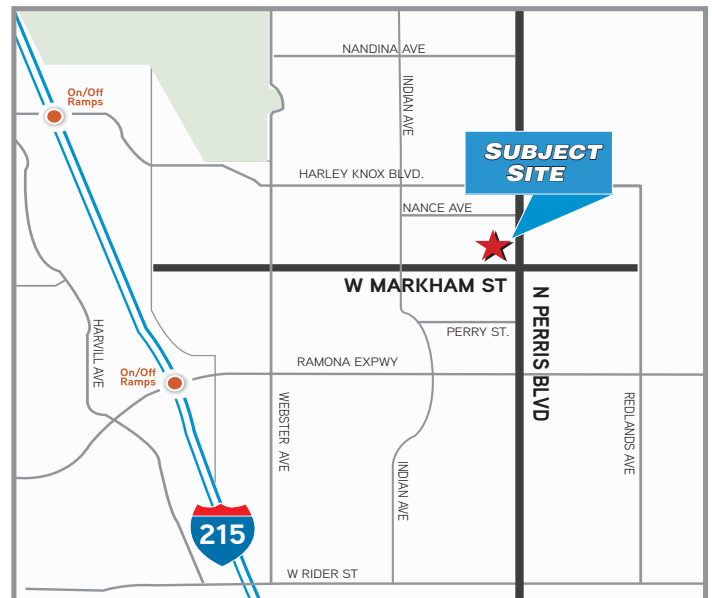


## Property Features

- › +/- 80,527 SF Industrial Warehouse
- › 2,262 SF of 2-Story Office Area
- › ESFR Sprinkler System
- › 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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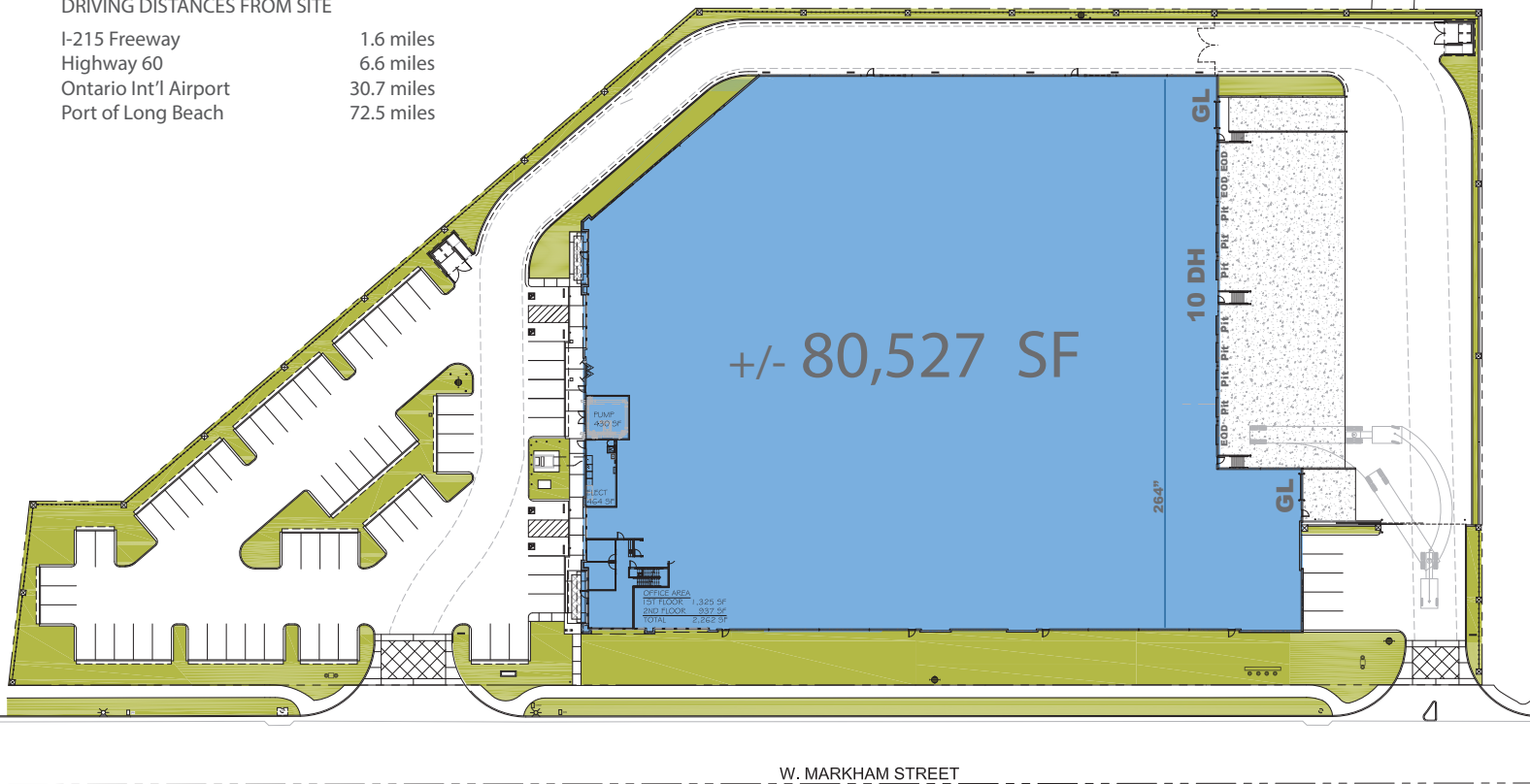
# For Sale or Lease, Perris +/- 80,527 SF Industrial Warehouse

**Dalfen**  
INDUSTRIAL

## Property Site Plan

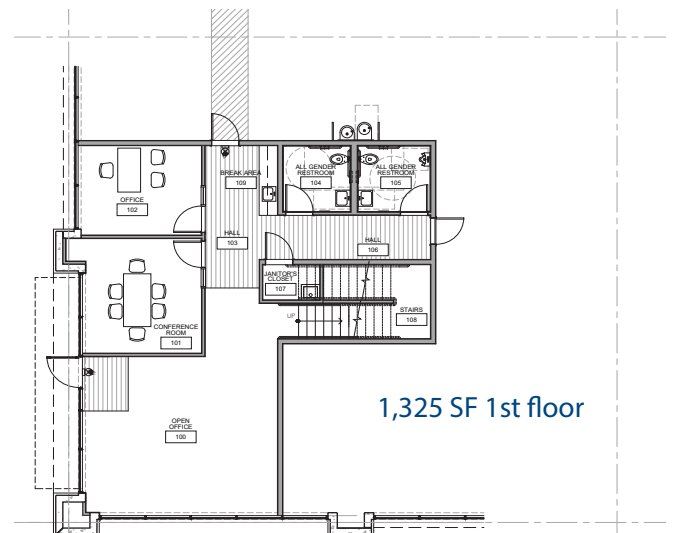
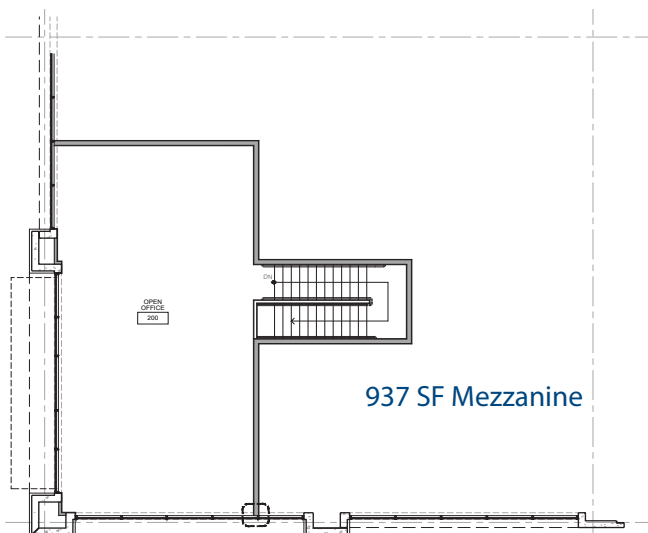
### DRIVING DISTANCES FROM SITE

|                       |            |
|-----------------------|------------|
| 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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