



OPTIMUS
LOGISTICS CENTER

± 1.4 MILLION SF FULFILLMENT & DISTRIBUTION CENTER
STRATEGIC INLAND EMPIRE LOCATION

PERRIS, CA



DELIVERY Q3 2018

www.OptimusLC.com



A DEVELOPMENT BY:

**ROCKEFELLER
GROUP**



BUILDING 1: ±1,039,898 SF

- ±3,676 SF 1st floor & ±3,382 SF 2nd floor speculative offices and restrooms
- 143 dock-high loading positions
- 4 ground level doors (12' x 14')
- Fully-secured concrete truck courts (up to 235')
- 230 auto stalls
- 388 trailer stalls
- 36' min. clear height @ 6" behind 1st column
- Scrim foil insulation under the roof deck
- ESFR sprinklers with K-25 heads
- 2.0% skylights and 0.5% smoke hatches
- One 4,000 Amp UGPS & One 4,000 Amp Service
- 8" floor slab in warehouse, 4,000 PSI & FF55/FL35
- Immediate access to I-215 and other major freeways via the Ramona Expressway on/off ramp.

BUILDING 2: ±406,650 SF

- ±3,256 SF 1st floor & ±3,123 SF 2nd floor speculative offices and restrooms
- 90 dock-high loading positions
- 4 ground level doors (12' x 14')
- Loading on 3-sides of the building
- All-concrete fully-secured truck courts (up to 185')
- 163 auto stalls
- 61 trailer stalls
- 32' min. clear height @ 6" behind 1st column
- Scrim foil insulation under the roof deck
- ESFR sprinklers with K-25 heads
- 2.0% skylights and 0.5% smoke hatches
- 7" floor slab in warehouse, 4,000 PSI & FF55/FL35
- One 4,000 Amp UGPS & One 2,000 Amp Service
- Immediate access to I-215 and other major freeways via the Ramona Expressway on/off ramp.



**BEST-IN-CLASS
DEVELOPMENT**

State-of-the-art Class A distribution campus on ±68 acres in the heart of the Perris Industrial Market

OPTIMUS

LOGISTICS CENTER

FEATURING FREEWAY
FRONTAGE AND
VISIBILITY ON I-215



14 3PL FACILITIES
WITHIN 15 MILES

18 LTL TRUCK TERMINALS
WITHIN 25 MILES

POPULATION OF
35,178,079 WITHIN
350 MILES



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