

± I.4 MILLION SF FULFILLMENT & DISTRIBUTION CENTER STRATEGIC INLAND EMPIRE LOCATION

PERRIS, CA

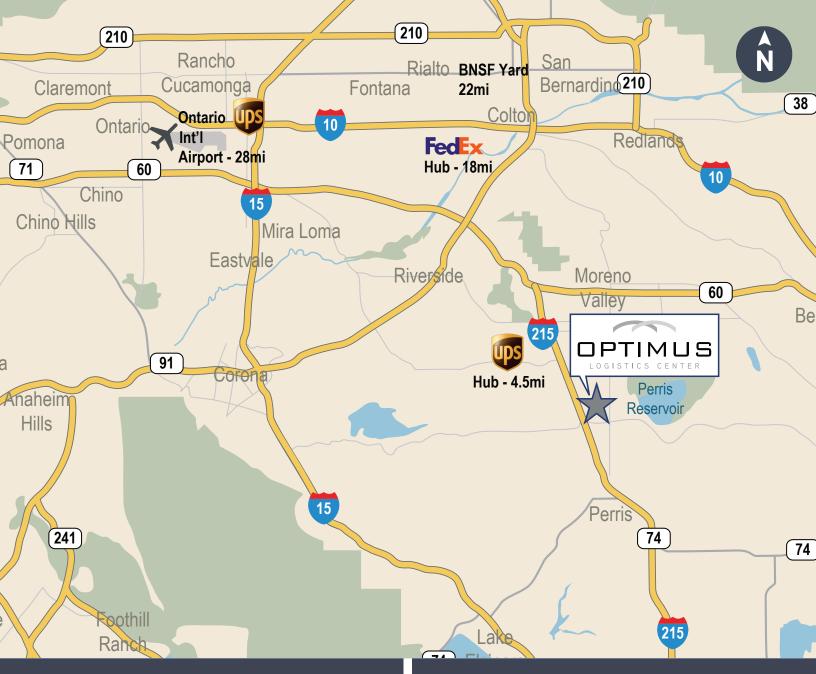


DELIVERY Q3 2018

www.OptimusLC.com



ROCKEFELLER GROUP



BUILDING 1: ±1,039,898 SF

- ±3,676 SF Ist floor & ±3,382 SF 2nd floor speculative offices and restrooms
- · I43 dock-high loading positions
- 4 ground level doors (I2' x I4')
- Fully-secured concrete truck courts (up to 235')
- · 230 auto stalls
- · 388 trailer stalls
- · 36' min. clear height @ 6" behind lst 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
- \cdot 8" floor slab in warehouse, 4,000 PSI & FF55/FL35
- Immediate access to I-2I5 and other major freeways via the Ramona Expressway on/off ramp

BUILDING 2: ±406,650 SF

- ±3,256 SF Ist floor & ±3,123 SF 2nd floor speculative offices and restrooms
- · 90 dock-high loading positions
- 4 ground level doors (I2' x I4'
- · Loading on 3-sides of the building
- · All-concrete fully-secured truck courts (up to I85')
- · I63 auto stalls
- · 6I trailer stalls
- · 32' min. clear height @ 6" behind lst column
- · Scrim foil insulation under the roof deck
- ESFR sprinklers with K-25 heads
- · 2.0% skylights and 0.5% smoke hatches
- \cdot 7" floor slab in warehouse, 4,000 PSI & FF55/FL35
- One 4,000 Amp UPGS & One 2,000 Amp Service
- · Immediate access to I-2I5 and other major





BEST-IN-CLASSDEVELOPMENT

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







A DEVELOPMENT BY:

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