

±385,970 SF PLANNED DISTRIBUTION CENTER

MENIFEE

COMMERCE CENTER



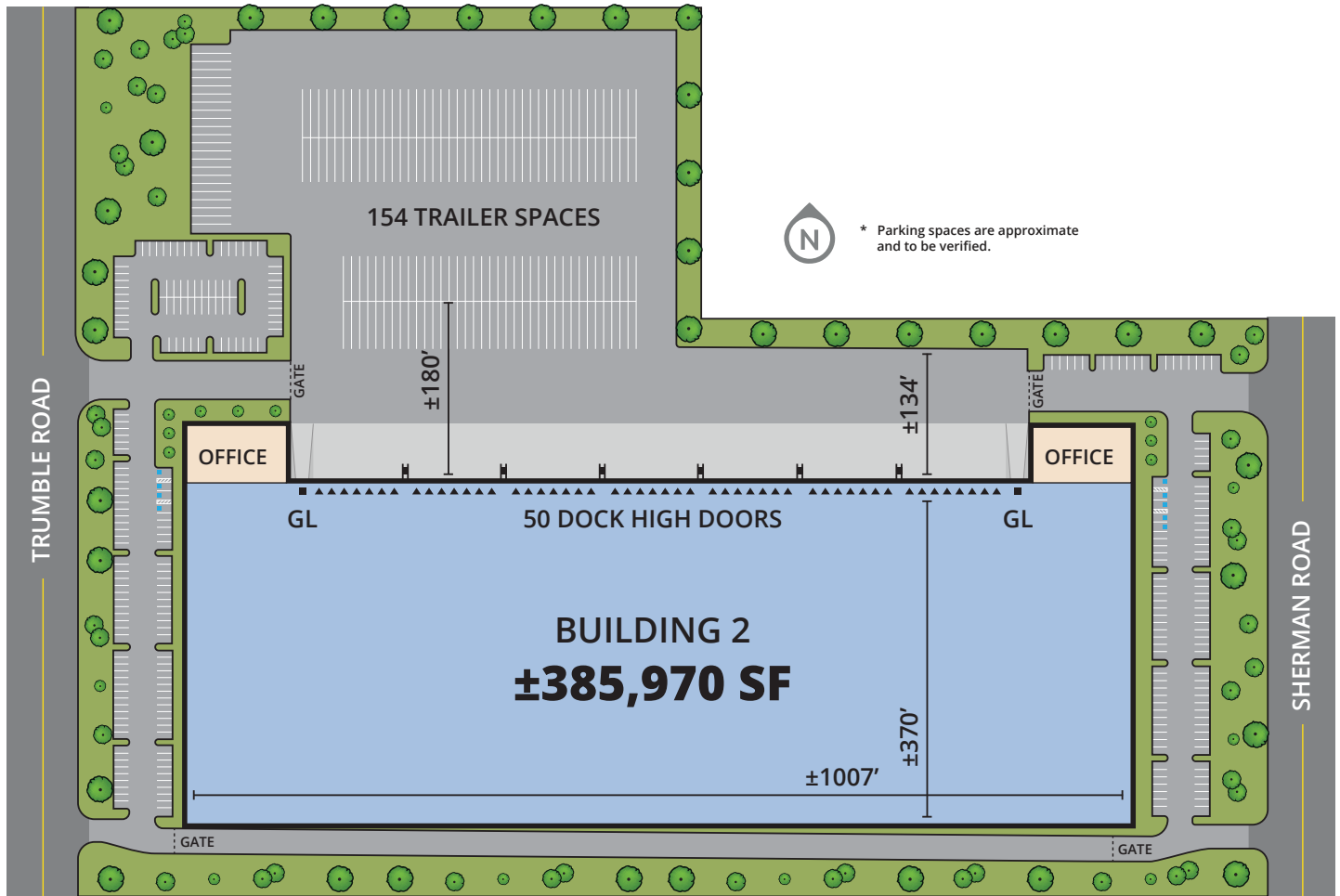
DEVELOPED BY



FULLY ENTITLED, STATE-OF-THE-ART FACILITY
MENIFEE, CA

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

BUILDING TWO



SPECIFICATIONS

Site Area:	20.25 AC	Dock Doors:	50 positions
Building Area:	± 385,970 SF	Auto Parking:	232 positions
Warehouse:	± 385,970 SF	Trailer Parking:	154 positions
Office:	To Suit	Truck Courts:	135' - 465'



20.25 AC
total site area



Q2 2025
est. completion



42' Clear Height
minimum



Build-to-Suit
office possible



ESFR
sprinklers



Excess
trailer parking

215

Moreno Valley

MOST DENSELY POPULATED MEGA-BOX INDUSTRIAL MARKET IN THE COUNTRY

215

Perris

215

ROMOLAND

ETHANAC RD

South Perris

74

Menifee

SUN CITY

BLUE CHIP CORPORATE NEIGHBORS

Minutes away from thriving retail and consumer hubs

215

79





MENIFEE ADVANTAGE

FASTEST

Growing City In The Inland
Empire (Smart Asset, 2022)

#7

Fastest Growing City In
America (Smart Asset, 2022)

20 MILLION

Customers Within 1-Hour
Drive From Project

ACCESS

Immediate Access To I-215
Freeway Linking To 11
Western States

B2B HUB

Minutes From The Thriving
Business Hub of South Perris

LABOR

Incredible Labor Environment
With Large Resident Worker
Growth Patterns

DRIVE TIMES TO

30 min

BNSF Intermodal
Yard

40 min

Union Pacific
Intermodal Yard

45 min

Ontario International
Airport

1 hr 30 min

Ports of Los Angeles
and Long Beach



REACH NEW HEIGHTS

Strategic Logistics Location

- Located within 60 miles of the Ports of Los Angeles and Long Beach
- Excellent proximity to Ontario International Airport, BNSF intermodal and Fed Ex/UPS shipping hubs
- Located less than one mile to I-215 providing immediate access to I-15 and I-10 and six other major freeways that link to 11 Western States
- Direct access to the business-to-business hub of Perris and equidistance to the heart of the Inland Empire and San Diego

State-of-the-Art Construction

- Class A construction with all of the modern building features Tenants require today
- Move in ready turn-key tenant improvements including built out office, warehouse LEDs, 40,000 lb pit levelers
- Excellent circulation with secured access with above standard trailer parking
- Separated associate parking

Corporate Campus Environment

- Critical mass project comprising a ± 1.5 MSF two building campus with multiple ingress/egress points and abundant site features
- Signalized traffic control to project
- California Sustainable Project
- Roof capacity for future solar panel load
- Expandable above standard power

Rare Opportunity

- Proximity to Blue Chip corporate neighbors
- Strategic advantage of a population base of 4.5 million people with over 20 million customers within a one hour drive
- Business friendly City of Meniffee provides an excellent branding opportunity
- Excellent neighborhood amenity base along with abundant surrounding labor profile

MENIFEE

COMMERCE CENTER



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