

UP TO ±1,502,910 SF PLANNED DISTRIBUTION CENTER

# MENIFEE COMMERCE CENTER



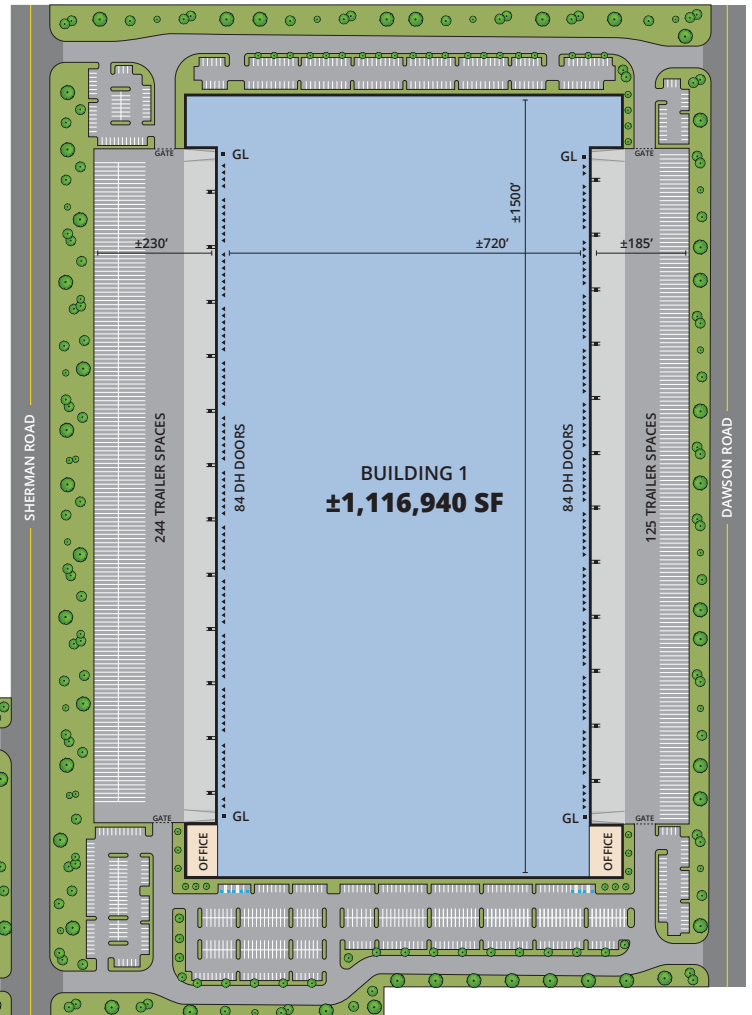
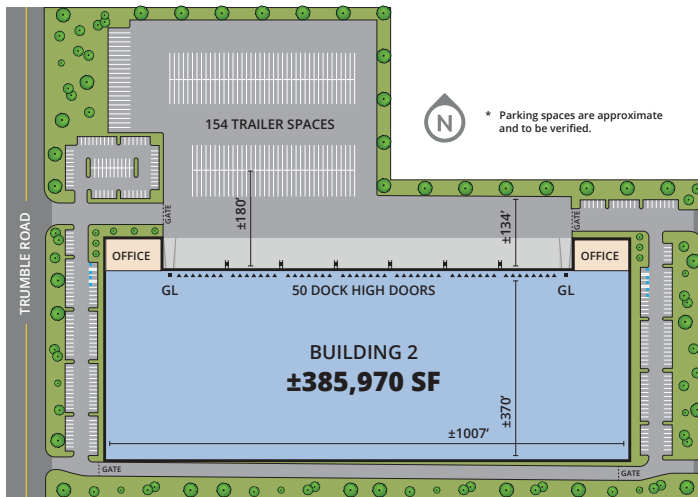
DEVELOPED BY



**FULLY ENTITLED, STATE-OF-THE-ART CAMPUS**  
MENIFEE, CA

# SITE PLAN

## CORPORATE CAMPUS



## BUILDING 2

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

## BUILDING 1

Site Area:	51.83 AC
Building Area:	± 1,116,940 SF
Warehouse:	± 1,095,440 SF
Office:	± 14,500 SF
Mezzanine	± 7,000 SF, up to ± 200,000 SF
Dock Doors:	168 positions
Auto Parking:	679 positions
Trailer Parking:	369 positions
Truck Courts:	230' westerly 185' easterly



**72.08 AC**  
total site area



**Q2 2025**  
est. completion



**36' and 42'**  
min. clear height



**Build-to-Suit**  
office possible



**ESFR**  
sprinklers

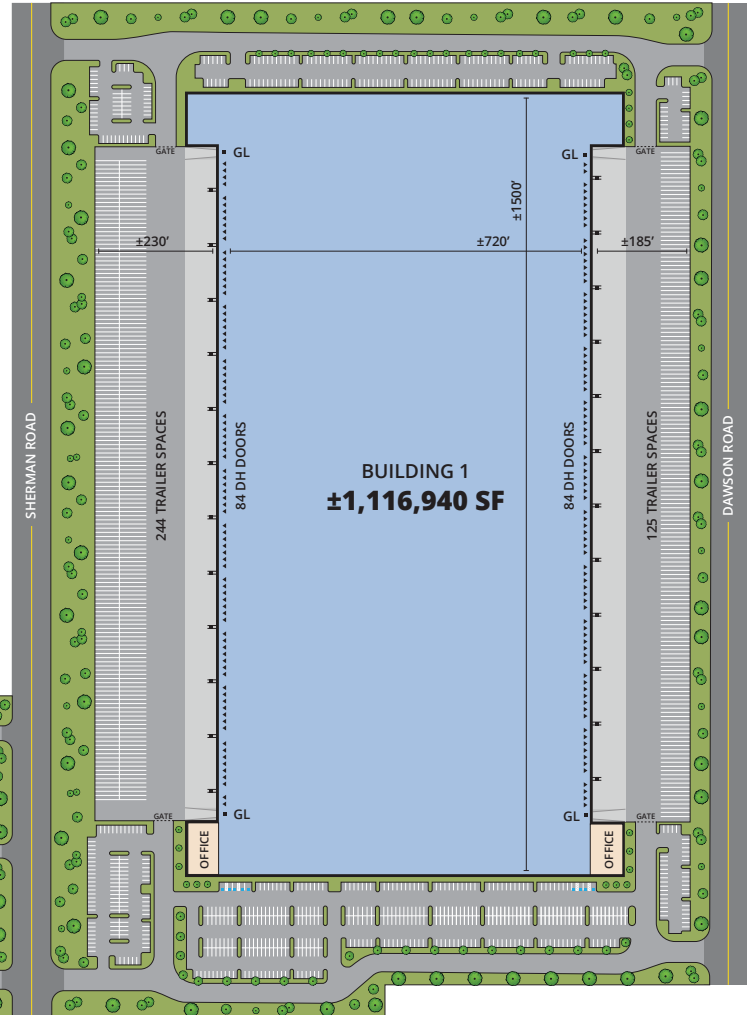
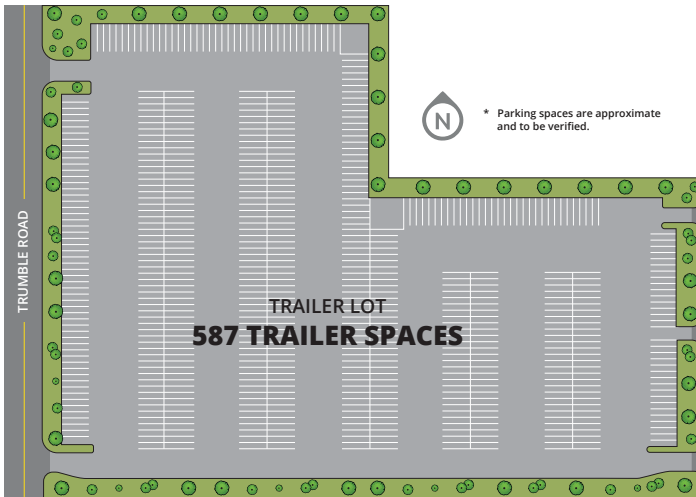


**Excess**  
trailer parking



# SITE PLAN

## EXPANDED TRAILER PARKING



## TRAILER LOT

Trailer Parking: 587 positions  
Site Area: 20.25 Ac

## BUILDING 1

Site Area: 51.83 AC  
Building Area: ±1,116,940 SF  
Warehouse: ±1,095,440 SF  
Office: ±14,500 SF  
Mezzanine: ±7,000 SF, up to  
±200,000 SF  
Dock Doors: 168 positions  
Auto Parking: 679 positions  
Trailer Parking: 369 positions  
Truck Courts: 230' westerly  
185' easterly



**72.08 AC**  
total site area



**Q2 2025**  
est. completion



**36' and 42'**  
min. clear height



**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

215

79



# BLUE CHIP CORPORATE NEIGHBORS

Minutes away from thriving retail and consumer hubs



# 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

## Corporate Campus Environment

- Critical mass project comprising a  $\pm 1.5$  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

## 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

## 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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