



OPTIMUS
LOGISTICS CENTER

±184,587 SF DISTRIBUTION CENTER
4150 PATTERSON AVE., PERRIS, CA



STATE-OF-THE-ART CONSTRUCTION

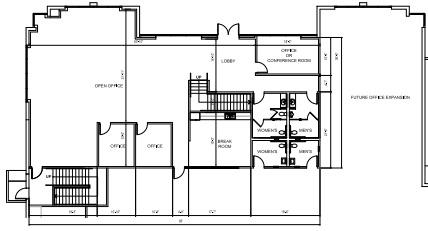


FTZ ELIGIBLE UNDER FTZ #244 | Eliminates / Reduces Tariffs
CLICK FOR MORE INFORMATION

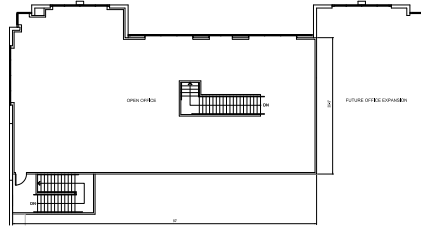


Jones Lang LaSalle Brokerage, Inc. RE License #01856260

PATTERSON AVENUE



FIRST FLOOR OFFICE



SECOND FLOOR OFFICE



PRIVATE ROAD

FENCE WITH ACCESS GATE

SHIPPING/RECEIVING OFFICE
TRASH COMPACTOR

OFFICE
6,379 SF

20 DOCK DOORS

SUITE A
184,587 SF

14 DOCK DOORS

5 DOCK
GL
DOORS

FREWAY I-215

DETENTION BASIN

RAMONA EXPRESSWAY

*Freeways not to scale



BUILDING SPECIFICATIONS - SUITE A

- ±184,587 SF of Cross Dock Loading
- Part of larger ±406,650 SF building
- ±3,256 SF 1st floor & ±3,123 SF 2nd floor built out offices (±6,379 SF total)
- 32' min. clear height @ 6" behind 1st column
- 39 DH loading positions on 3 sides of the building (9 with levelers, 35,500 lb capacity, EOD remaining)
- 2 GL loading positions
- 130' & 219' Secured concrete truck courts
- ±16 Trailer parking stalls
- ±123 Auto parking stalls
- Scrim foil insulation under the roof deck
- ESFR sprinklers with K-25 heads
- 400 AMPS Power existing, plus additional 1,600 AMPS available
- 2.0% skylights and 0.5% smoke hatches
- 7" floor slab in warehouse, 4,000 PSI & FF55/FL35
- Immediate access to I-215 and five other major freeway systems
- I-215 freeway frontage

OPTIMUS

LOGISTICS CENTER

FEATURING FREEWAY
FRONTAGE AND
VISIBILITY ON I-215



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