


OPTIMUS
LOGISTICS CENTER

±222,063 SF DISTRIBUTION CENTER
4160 PATTERSON AVE., PERRIS, CA
www.4150-4160patterson.com



STATE-OF-THE-ART CONSTRUCTION



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

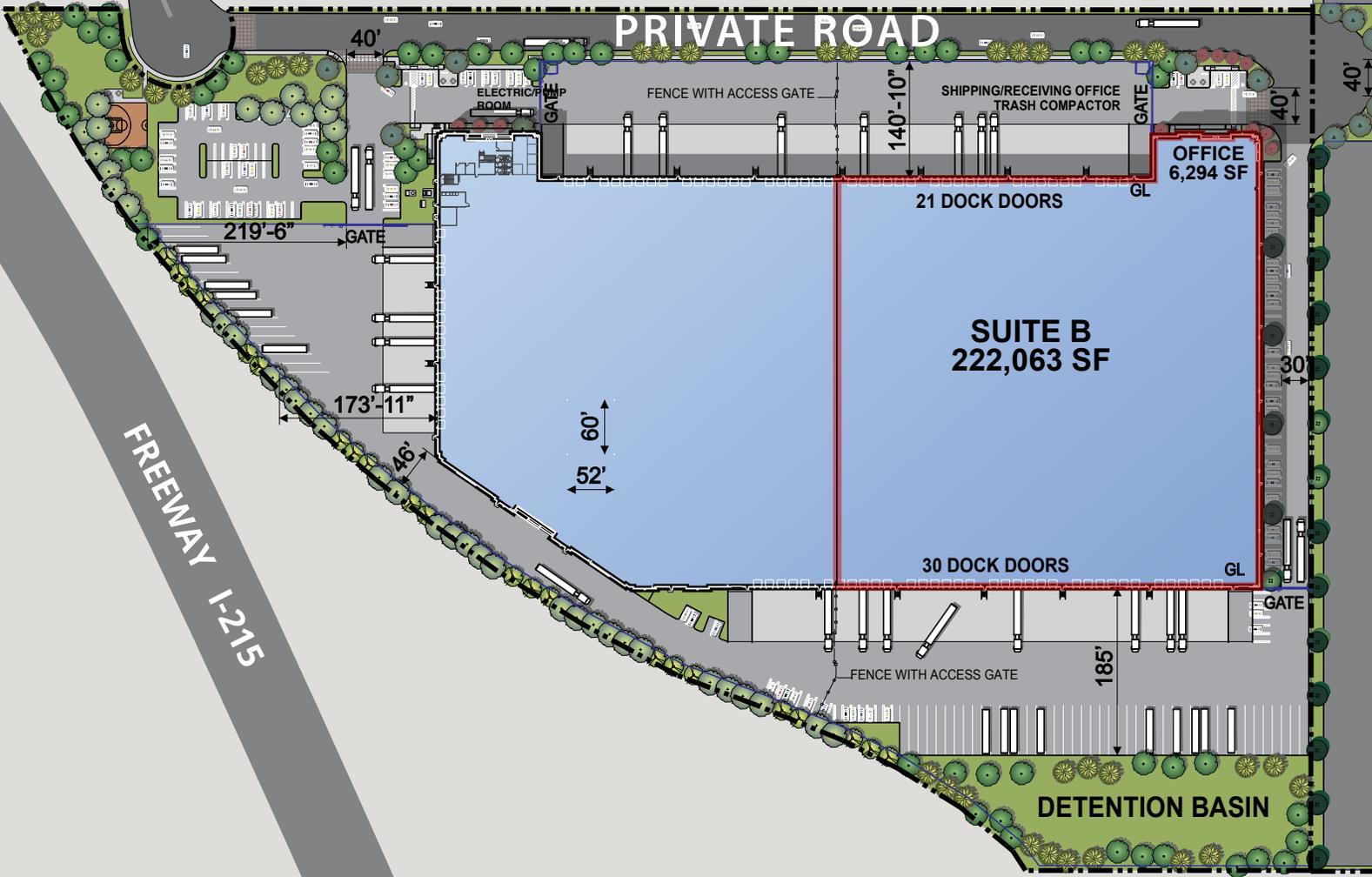


Jones Lang LaSalle Brokerage, Inc. RE License #01856260

PATTERSON AVENUE



PRIVATE ROAD



*Freeways not to scale



BUILDING SPECIFICATIONS - SUITE B

- ±222,063 SF of Cross Dock Loading
- Part of larger ±406,650 SF building
- ±6,294 SF of built out offices
- 32' min. clear height @ 6" behind 1st column
- 51 DH loading positions (26 with levelers, 30,000 lb capacity, EOD remaining)
- 2 GL loading positions
- 140' & 185' Secured concrete truck courts
- ±45 Trailer parking stalls
- ±40 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

OPTIMUS

LOGISTICS CENTER

FEATURING FREEWAY
FRONTAGE AND
VISIBILITY ON I-215



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