



OPTIMUS
LOGISTICS CENTER

±406,650 SF DISTRIBUTION CENTER
4150-4160 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

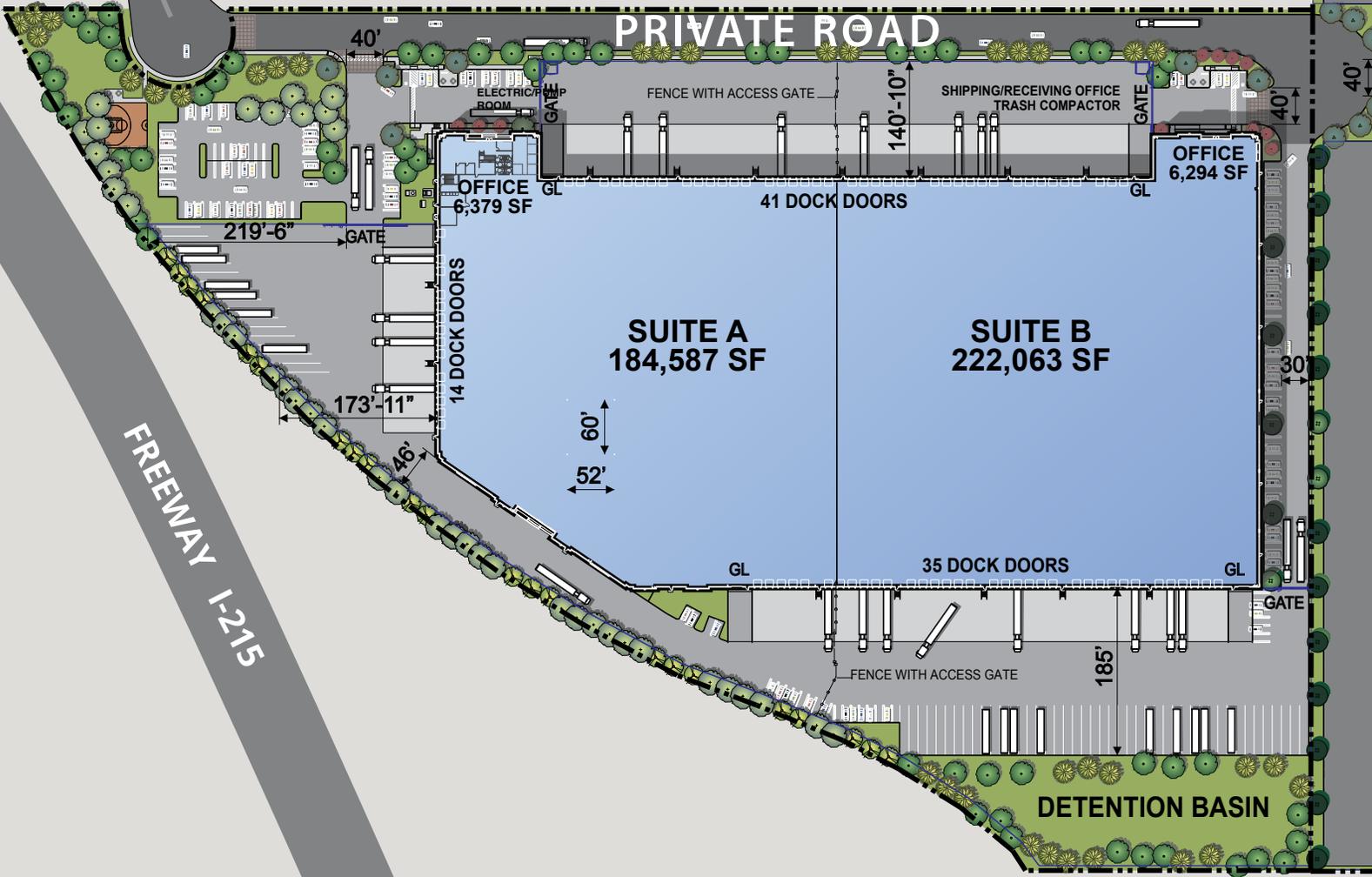


Jones Lang LaSalle Brokerage, Inc. RE License #01856260

PATTERSON AVENUE



PRIVATE ROAD



OFFICE
6,379 SF

SUITE A
184,587 SF

SUITE B
222,063 SF

OFFICE
6,294 SF

41 DOCK DOORS

14 DOCK DOORS

35 DOCK DOORS

DETENTION BASIN

FREWAY I-215

RAMONA EXPRESSWAY

*Freeways not to scale



BUILDING SPECIFICATIONS

- Divisible to $\pm 184,587$ SF & $\pm 222,063$ SF
- $\pm 12,673$ SF of built out offices
- 90 dock-high loading positions (EOD)
 - 26 dock levelers with 30,000 lb capacity
 - 9 dock levelers with 35,500 lb capacity
 - EOD remaining positions
- 4 ground level doors (12' x 14')
- Loading on 3-sides of the building
- All-concrete fully-secured truck courts (up to 219')
- 163 auto stalls
- 61 trailer stalls
- 32' min. clear height @ 6" behind 1st column
- Scrim foil insulation under the roof deck
- ESFR sprinklers with K-25 heads
- 2.0% skylights and 0.5% smoke hatches
- 7" floor slab in warehouse, 4,000 PSI & FF55/FL35
- Two 400 Amp Service (3 Phase) in each suite existing, plus additional 1,600 AMPS available
- Immediate access to I-215 and five other major freeway systems
- ± 21.5 Acres Land Area

OPTIMUS

LOGISTICS CENTER

FEATURING FREEWAY
FRONTAGE AND
VISIBILITY ON I-215



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