

MENIFEE

COMMERCE CENTER

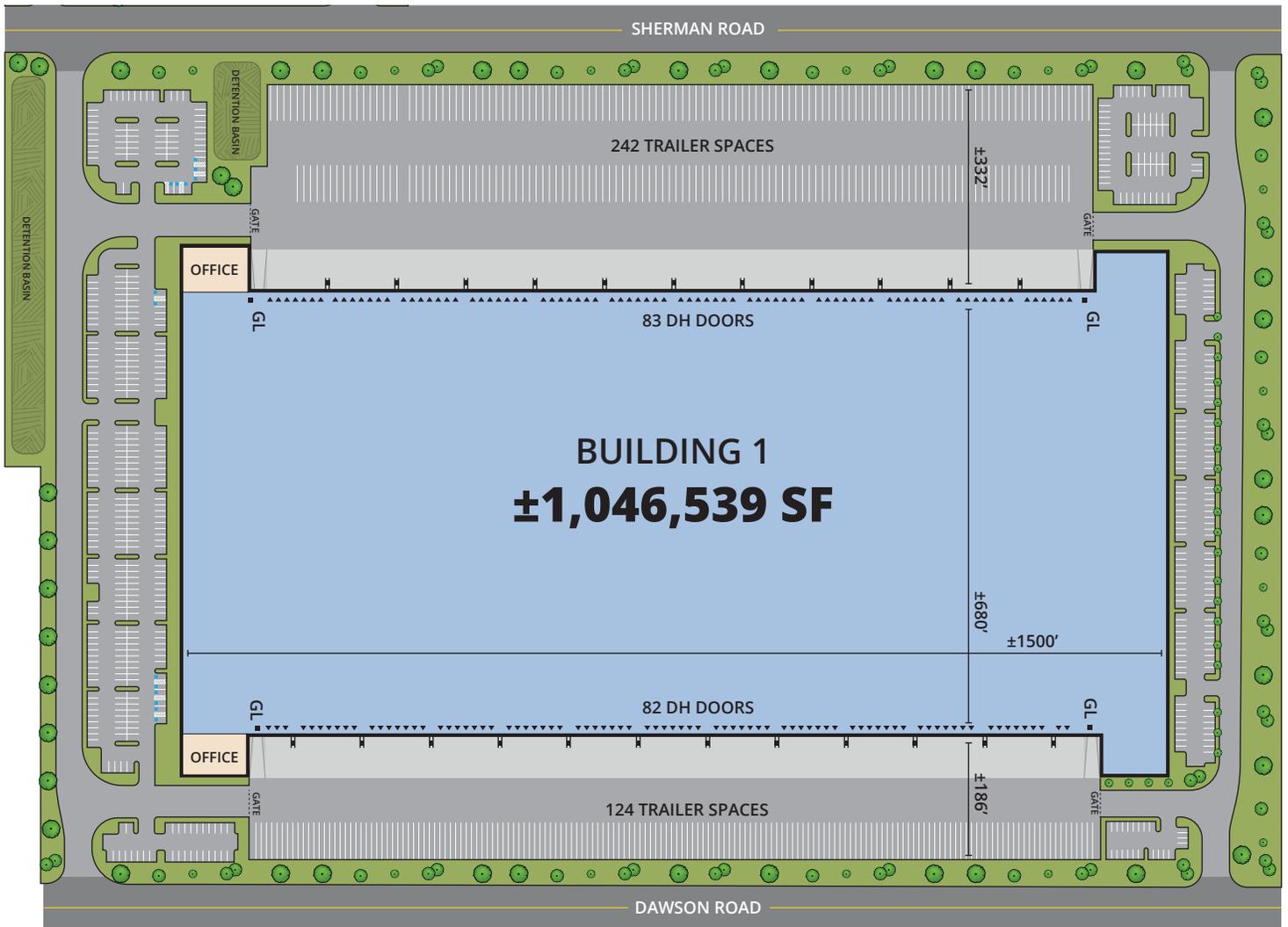
2650 SHERMAN ROAD
MENIFEE, CA 92585

1,046,539 SF STATE-OF-THE-ART
CONSTRUCTION

DEVELOPED BY



BUILDING ONE



N * Parking spaces are approximate and to be verified.

SPECIFICATIONS

Site Area:	± 51.83 AC	Dock Doors:	165 positions
Building Area:	± 1,046,539 SF	Auto Parking:	± 587 positions
Warehouse:	± 1,032,039 SF	Trailer Parking:	± 366 positions
Office:	Up to ±10,000 SF	Truck Courts:	332' westerly 186' easterly
Mezzanine:	± 7,000 SF , up to ± 200,000 SF	EV Charging:	Conduit for truck charging in yard



51.83 AC
total site area



Q4 2026
est. completion



42' Clear Height
minimum



±10,000 SF
office possible



ESFR
sprinklers



Excess
trailer parking

MOST DENSELY POPULATED MEGA-BOX INDUSTRIAL MARKET IN THE COUNTRY

Moreno Valley



Perris



South Perris

ROMOLAND

Menifee

BLUE CHIP CORPORATE NEIGHBORS

Minutes away from thriving retail and consumer hubs

79

215



MENIFEE ADVANTAGE

FASTEST

Growing City In The Inland Empire (Smart Asset)

#7

Fastest Growing City In America (Smart Asset)

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 $\pm 10,000$ SF 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 ± 2.82 MSF three-building corporate 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 Menifee provides an excellent branding opportunity
- Excellent neighborhood amenity base along with abundant surrounding labor profile

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