

For Lease

TOC PERRIS – Bldg. 1

23682 Water St.

PERRIS, CA

±**186,648 SF**

State-of-the Art
Industrial Building



THE
ORDEN
COMPANY



Building Specifications

- ±186,648 SF
- ±3,179 SF single story office
- 36' clearance height
- ESFR
- 50' X 56' Column spacing
- 60' Speed bay
- LED Warehouse Lighting on 30 FC
- 24 dock high doors
(12 w/ pit-style levelers)
- 2 grade level doors
(12' x 14')
- 185' truck court
(including 5' trailer overhang
beyond curbing)
- 2.5% skylights
- 4 HVLS fans
- ±124 auto parking stalls
(Inclusive of 3 Dual Level-2 EV chargers)
- ±30 trailer stalls
- Immediate access to I-215 Freeway
- Secured truck court / manual gates
(All concrete, conduits provided
for future motorization)
- 2000 amp 480/277v, 3 phase
(4000 amp UGPS)



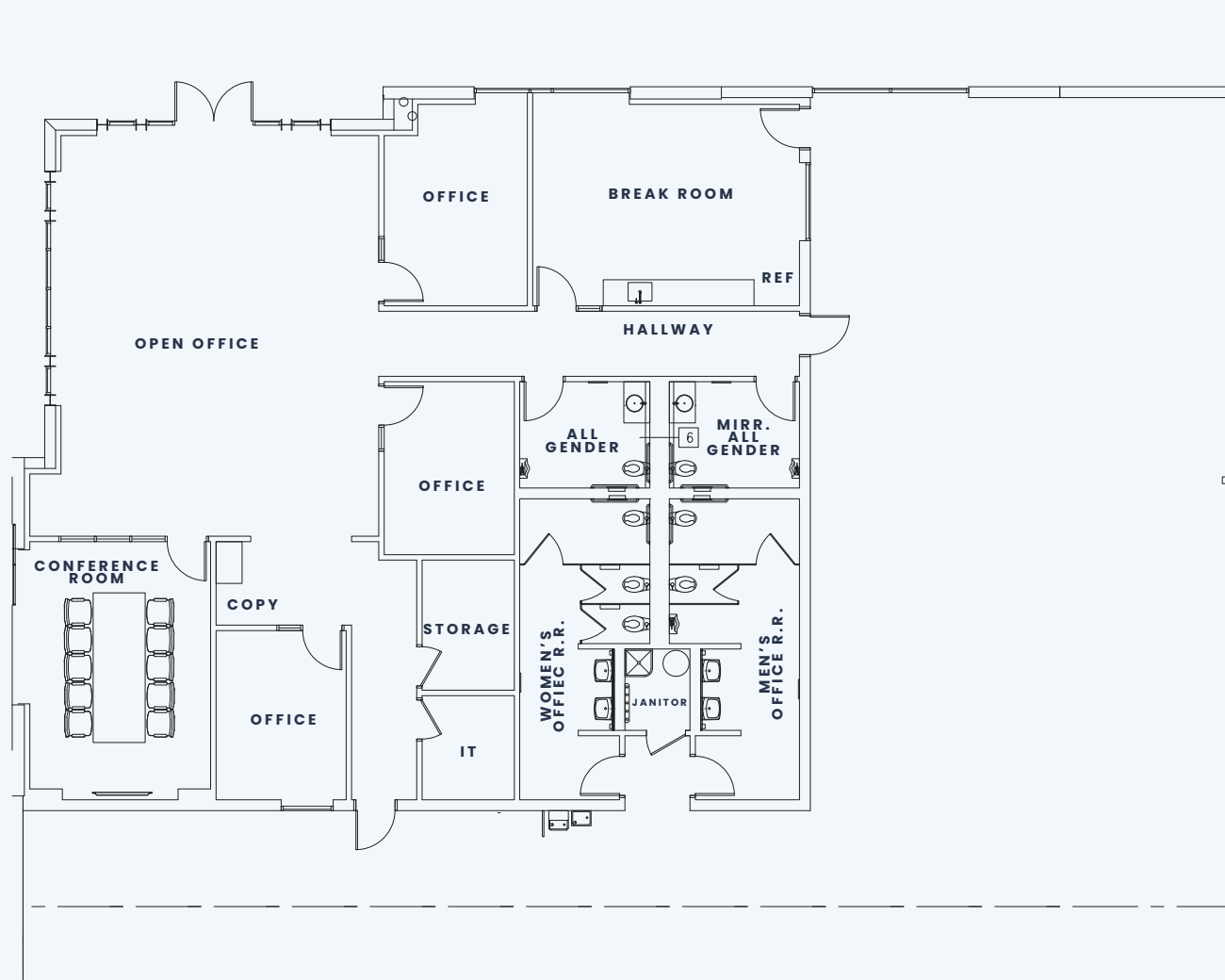
Site Plan



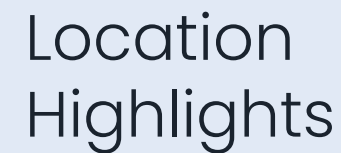
All building, site and parking areas are approximate and to be verified.

Office Plan

SOUTHWEST CORNER OFFICE







22 miles
to UP
Intermodal Yard



26 miles
to BNSF Intermodal Yard
- San Bernardino



26 miles
to San Bernardino
International Airport



30 miles
to Ontario
International Airport



75 miles
to Ports of Los Angeles
and Long Beach



78 miles
to Los Angeles
International Airport

23682

Water Street

PERRIS, CA

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