

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')
- Full concrete 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 (Conduits provided for future motorization)
- 2000 amp 480/277v, 3 phase (4000 amp UGPS)



Site Plan



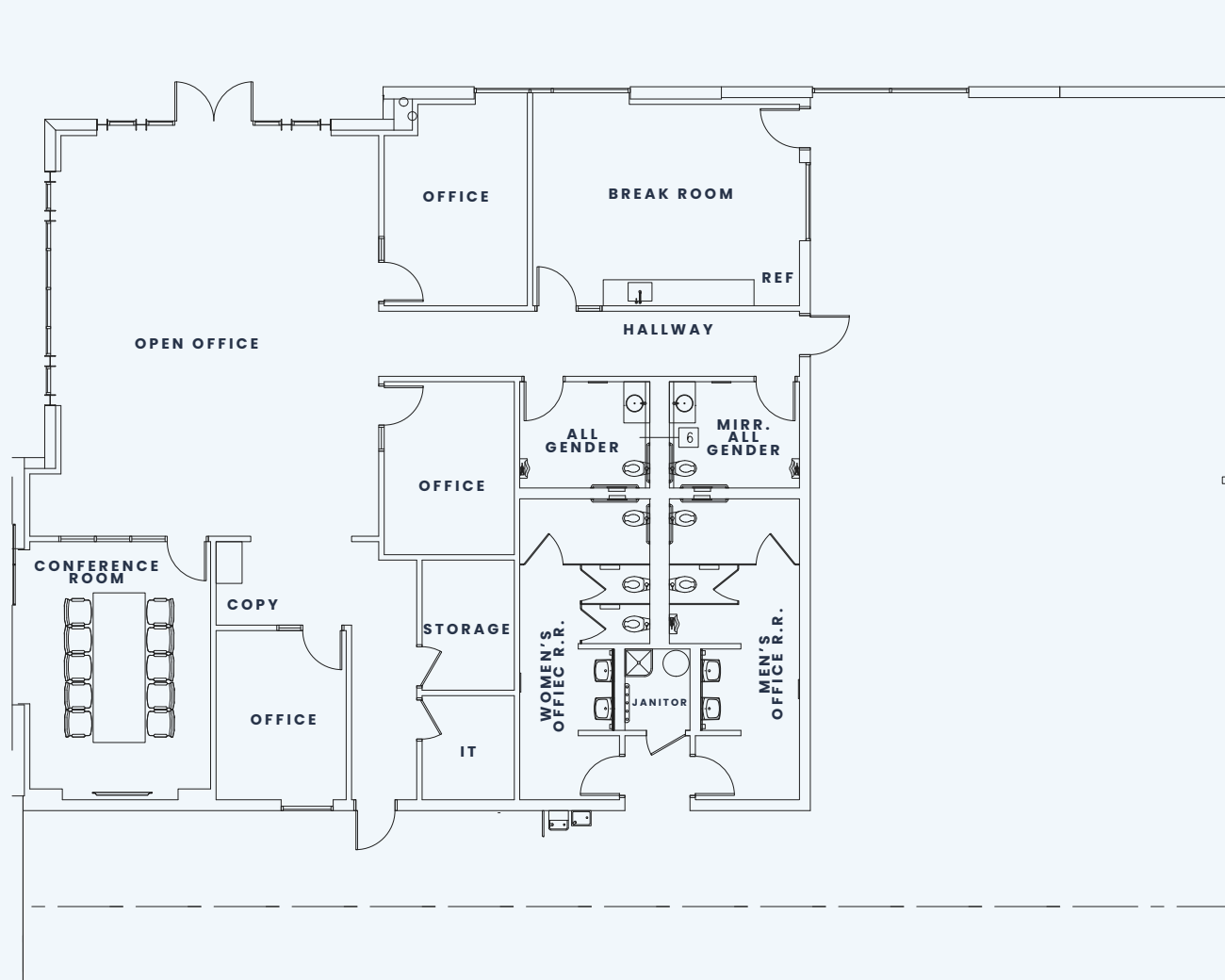
▲ GRADE LEVEL DOOR ■ DOCK HIGH DOOR



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

Office Plan

SOUTHWEST CORNER OFFICE





The header banner features a dark blue background with a subtle pattern of concentric circles. On the right side, there is a black curved shape containing the text "TOC PERRIS | BLDG 1" in white. The main title "Drive Times" is displayed in large, bold, white font on the left side.



Location Highlights



6 miles
to March Air
Reserve Base



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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