3700 INDIAN AVE

PERRIS, CALIFORNIA

±1,309,754 SF

AVAILABLE FOR LEASE

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REAL ESTATE

Jones Lang LaSalle Brokerage, Inc. RE License #01856260

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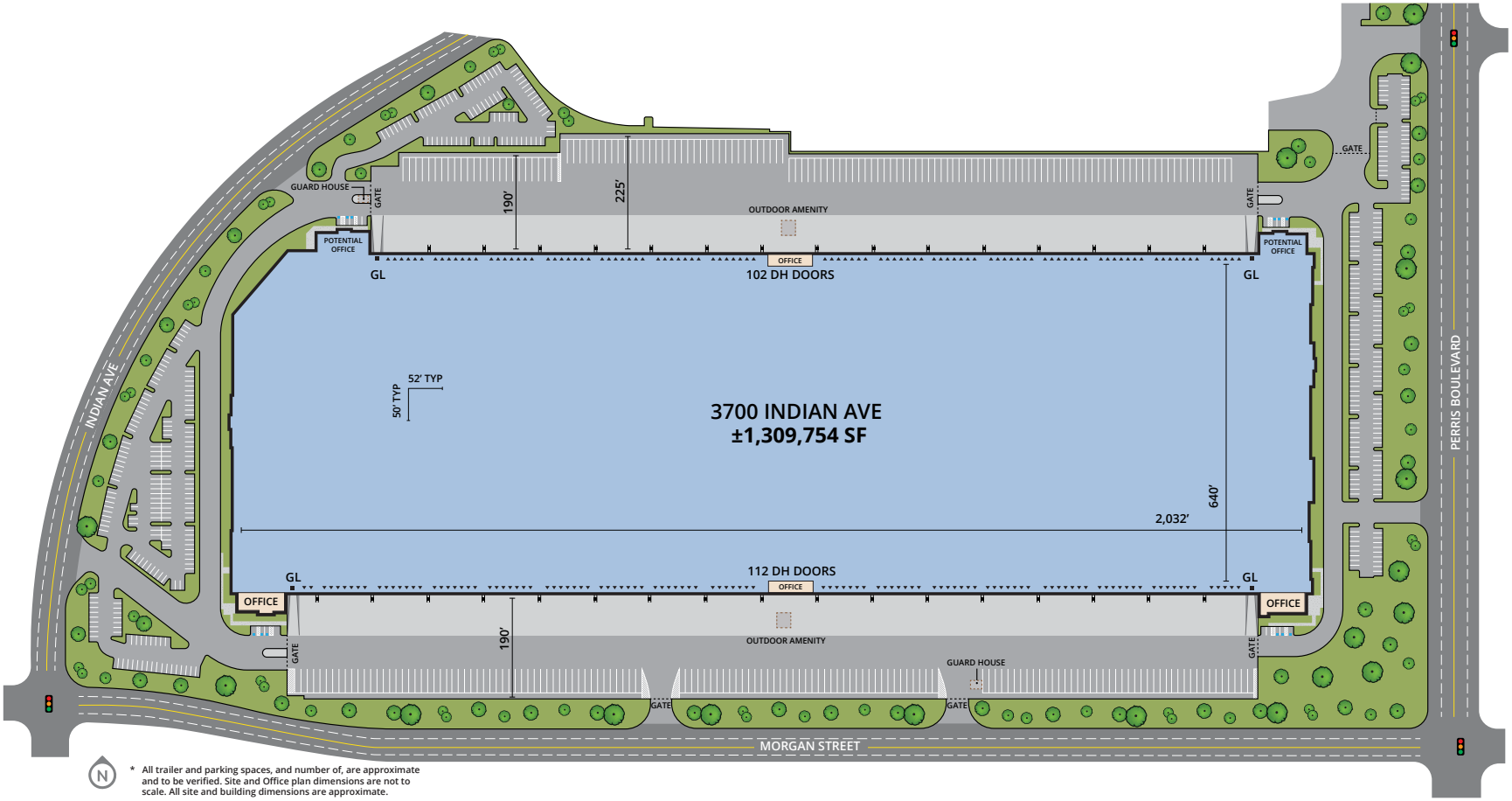

* All trailer and parking spaces, and number of, are approximate and to be verified. Site and Office plan dimensions are not to scale. All site and building dimensions are approximate.

BUILDING FEATURES

- Free standing
- Cross dock configuration
- ± 15,559 SF of offices *
- ESFR fire sprinkler system
- 32' minimum clearance height
- LED warehouse lighting
- Site is fully secured via wrought iron fencing and concrete screen wall
- 214 dock high loading doors
- 4 ground level ramp loading doors
- ± 190' & ± 225' Fully secured truck court areas
- ±265 Trailer storage spaces - outside of dock *
- ±473 Auto parking spaces *
- 50' x 52' Typical column spacing | 60' Speed bays
- Electrical for 100 battery charging locations *
- 9 HVLS fans *
- Guard houses located at both the southerly and northwest truck court entry areas
- 3,000 Amps, 277/480 volt, 3 phase 4 wire electrical service *
- 2.5% Skylights
- Three (3) street frontage
- Immediate access to SR-60 & I-215 freeways

(*) Features to be verified

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TRANSPORTATION

1.5 mi
TO I-215 FREEWAY

7 mi
TO I-60 FREEWAY

7.5 mi
TO UPS GROUND HUB

20 mi
TO UPSP INTERMODAL YARD - COLTON

25 mi
TO SAN BERNARDINO INT'L AIRPORT

27 mi
TO BNSF INTERMODAL SAN BERNARDINO

30 mi
TO ONTARIO INT'L AIRPORT

73 mi
TO PORTS OF LA / LONG BEACH

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