

±583,903 SF INDUSTRIAL CROSS-DOCK BUILDING

PATTERSON LOGISTICS CENTER

SWC of Patterson Ave & Rider Street, Riverside County CA



FOR LEASE OR BUILD TO SUIT OPPORTUNITY IN RIVERSIDE COUNTY, CA



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

PROPERTY OVERVIEW



±583,903 SF
on 38.795 Acres



±10,000 SF
Office Space



±5,000 SF
Mezzanine Space



83
Dock High Doors



4
Ground Level
Doors



42'
Minimum Clear
Height



±357
Auto Parking
Stalls



±219
Trailer Parking
Stalls



Fully Secured
Truck Courts
North - 237'
South - 256'



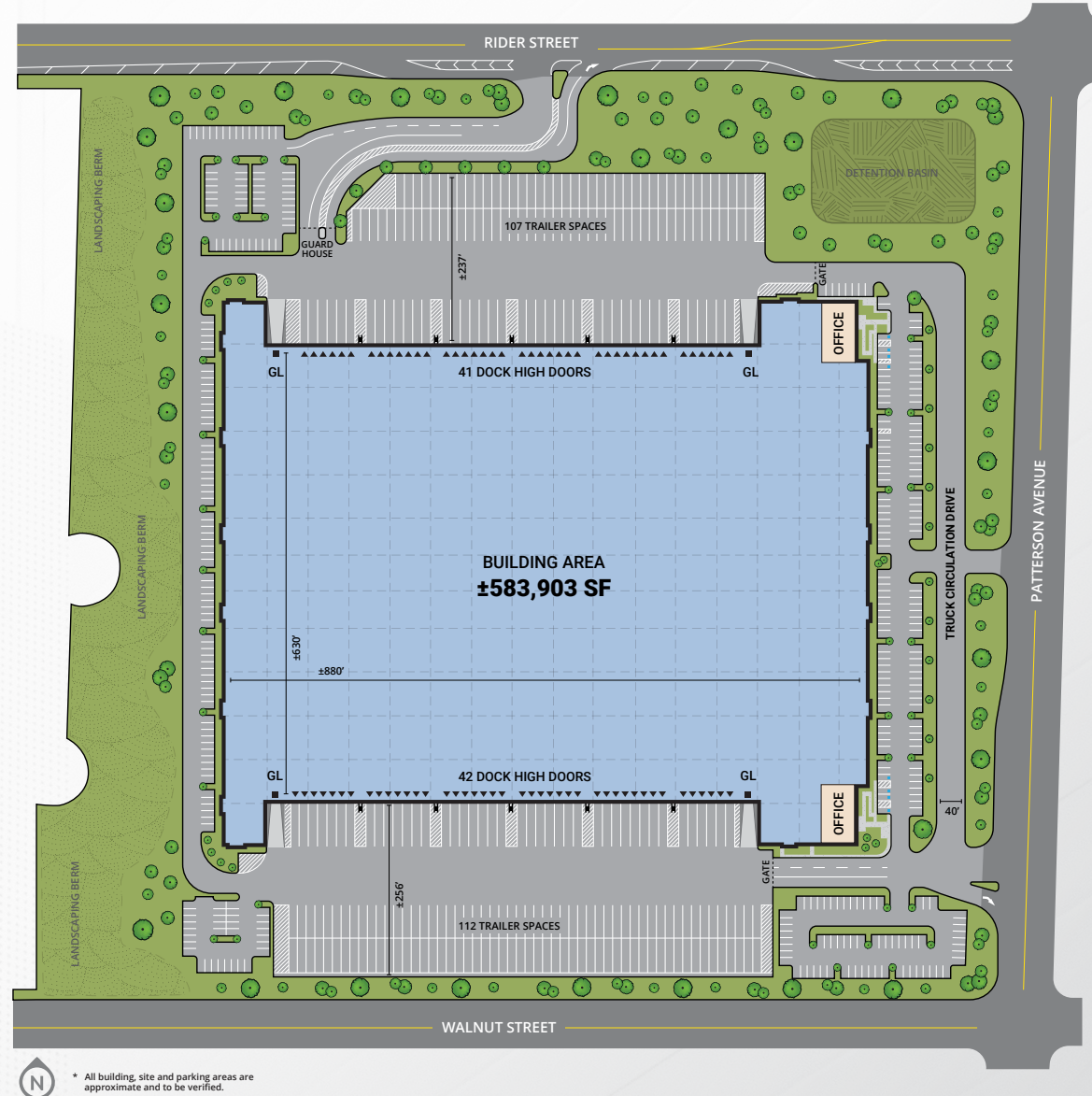
ESFR
Fire Sprinklers
(K-25 Heads)



4,000 Amps
(expandable)



Highlights
On-site truck
queueing lanes,
immediate access
to I-215 freeway



PATTERSON
LOGISTICS CENTER

BLUE CHIP CORPORATE NEIGHBORS



"LOWEST NET COST OF
DOING BUSINESS IN
SOUTHERN CALIFORNIA"

[READ MORE](#)

"WHAT SETS RIVERSIDE
COUNTY APART"

[READ MORE](#)

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LOCATION HIGHLIGHTS



TRUCK ROUTES



- 20 miles ▶ Union Pacific Intermodal Yard - Colton
- 25 miles ▶ San Bernardino International Airport
- 25 miles ▶ BNSF Intermodal Yard - San Bernardino

- 30 miles ▶ Ontario International Airport
- 66 miles ▶ Palm Springs International Airport
- 73 miles ▶ Ports of Los Angeles & Long Beach

- 86 miles ▶ Los Angeles International Airport
- 86 miles ▶ San Diego International Airport

PATTERSON
LOGISTICS CENTER



Sharon Wortmann

Managing Director
+1 323 605 3318
sharon.wortmann@jll.com
RE lic. #01420298

Peter McWilliams

Vice Chairman
+1 909 467 6860
peter.mcwilliams@jll.com
RE lic. #00973278

Mike McCrary

Vice Chairman
+1 909 467 6885
mike.mccrary@jll.com
RE lic. #01054055

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