MENIFEE
COMMERCE CENTER

BUILDING 3
MENIFEE, CA 92585



829,755 SF STATE-OF-THE-ART CONSTRUCTION

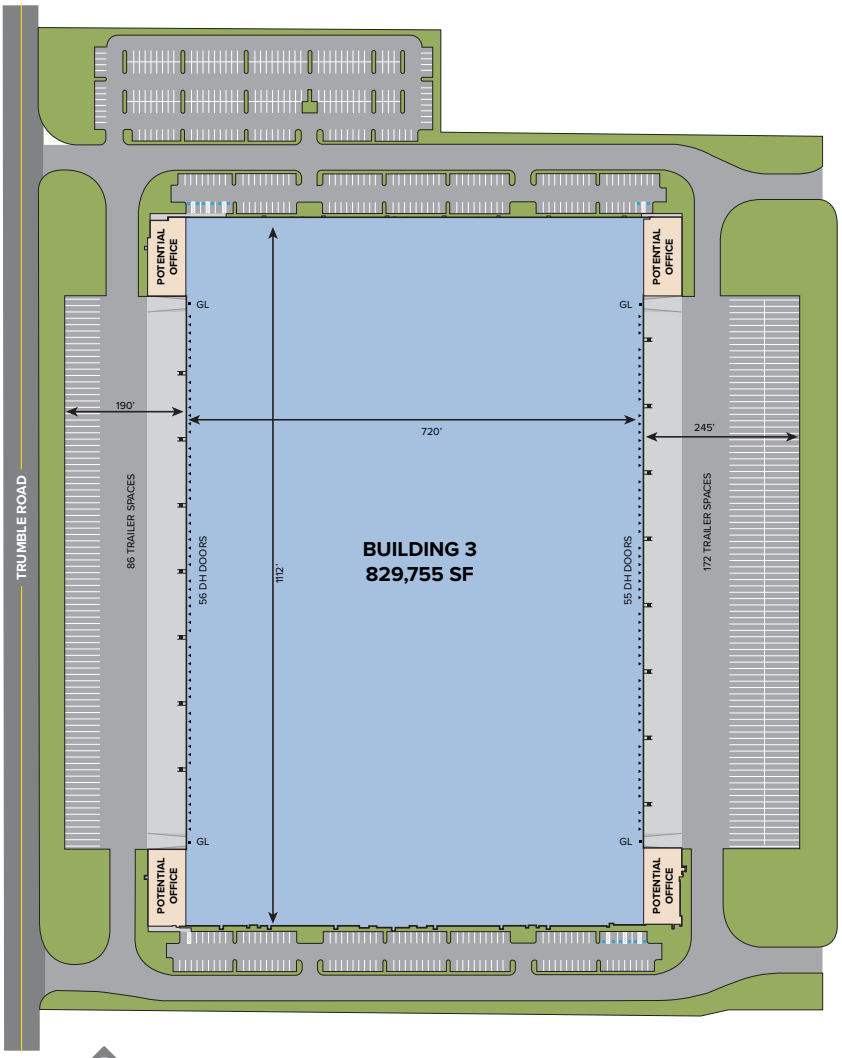
DEVELOPED BY

CORE5 INDUSTRIAL PARTNERS

JLL

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

BUILDING THREE



SPECIFICATIONS

Site Area:	± 41.22 AC	**Auto Parking:**	± 493 positions
Building Area:	± 829,755 SF	**Trailer Parking:**	± 258 positions
Warehouse:	± 819,755 SF	**Truck Courts:**	190’ westerly, 245’ easterly
Office:	± 10,000 SF	**Electrical:**	4,000 Amps (expandable)
Grade Level Doors:	4 positions	**Building Height:**	Approved up to 60’
Dock High Doors:	111 positions (cross dock loading)	**Cold Storage:**	**Approved for ±83,000 SF**

41.22 AC
total site area

58’ x 50’
typical bay spacing

42’ Clear Height
minimum

±10,000 SF
office possible

ESFR
sprinklers

1,112’ x 720’
building dimensions

MENIFEE
COMMERCE CENTER



ELEVATE YOUR OPERATIONS

Moreno Valley

Perris

South Perris

ROMOLAND

ETHANAC RD

Menifee

SUN CITY

215

74

79

MOST DENSELY POPULATED MEGA-BOX INDUSTRIAL MARKET IN THE COUNTRY





BLUE CHIP CORPORATE NEIGHBORS

Minutes away from thriving retail and consumer hubs



MENIFEE ADVANTAGE

FASTEST

Growing City In The Inland Empire (Smart Asset)

20 MILLION

Customers Within 1-Hour Drive From Project

B2B HUB

Minutes From The Thriving Business Hub of South Perris

#7

Fastest Growing City In America (Smart Asset)

ACCESS

Immediate Access To I-215 Freeway Linking To 11 Western States

LABOR

Incredible Labor Environment With Large Resident Worker Growth Patterns

DRIVE TIMES TO

30 min	40 min	45 min	1 hr 30 min
BNSF Intermodal Yard	Union Pacific Intermodal Yard	Ontairo International Airport	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
- Tenant improvements including ±10,000 SF office, LED warehouse lighting to spec, 40,000 lb pit levelers
- Excellent circulation with secured access with above standard trailer parking
- Separated associate auto parking

Corporate Campus Environment

- Critical mass project comprising a ±2.8 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 milion people with over 20 million customers within a one hour drive
- Business friendly City of Menifee provides an excellent branding opportunity
- Excellent neighborhood amentity base along with abundant surrounding labor profile

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