

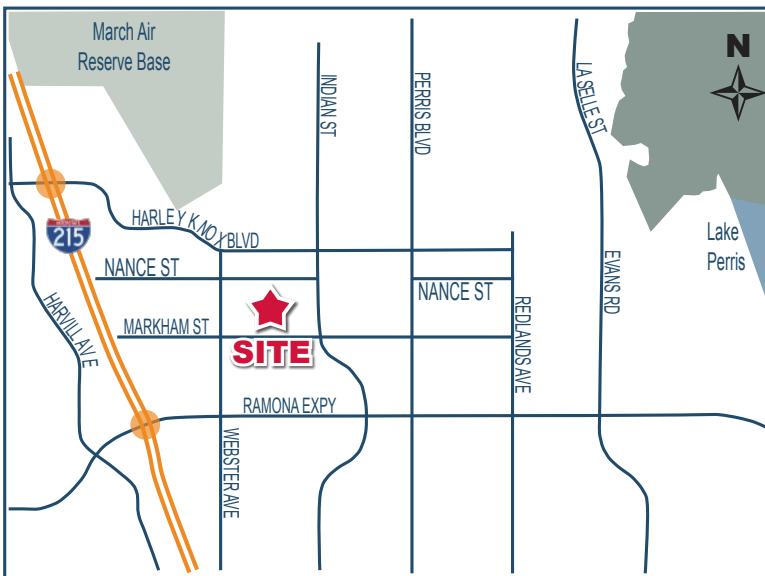
FOR LEASE

PERRIS DISTRIBUTION CENTER

±864,000 SF Cross-Dock Facility | Expandable to ±1,137,000 SF



657 Nance Street, Perris, CA | www.PerrisDC.com



±864,000 SF BUILDING HIGHLIGHTS

- ±7,000 SF 2-story offices
- Minimum 36' warehouse clearance height
- ESFR sprinkler system (K-25.2 heads)
- LED warehouse lighting
- 112 dock high loading doors
- 2 ground level doors
- 298 auto parking spaces on main parcel
- 224 trailer parking spaces on main parcel
- 5-acre auxiliary parcel can accommodate up to 154 trailer parking spaces or approximately 530 auto parking spaces
- Concrete truck courts (232' North court & 180' South court)
- 2 electric automobile charging stations
- ±43 acre parcel including 5-acre auxiliary parcel
- 30 kilowatt solar panel system for offices (expandable)
- 8" concrete reinforced slab
- Close proximity to 215 freeway
- On/off ramps at Harley Knox Boulevard to the north and Ramona Expressway to the south
- LEED Gold certification (pursuing)

For more information, please contact:

MARK KEGANS, SIOR | 909.974.4070
mkegans@ngkf.com | CA RE License #00866145

RON WASHLE, SIOR | 909.974.4071
rwashle@ngkf.com | CA RE License #00978222

DEAN WASHLE | 909.974.4027
dwashle@ngkf.com | CA RE License #01396224



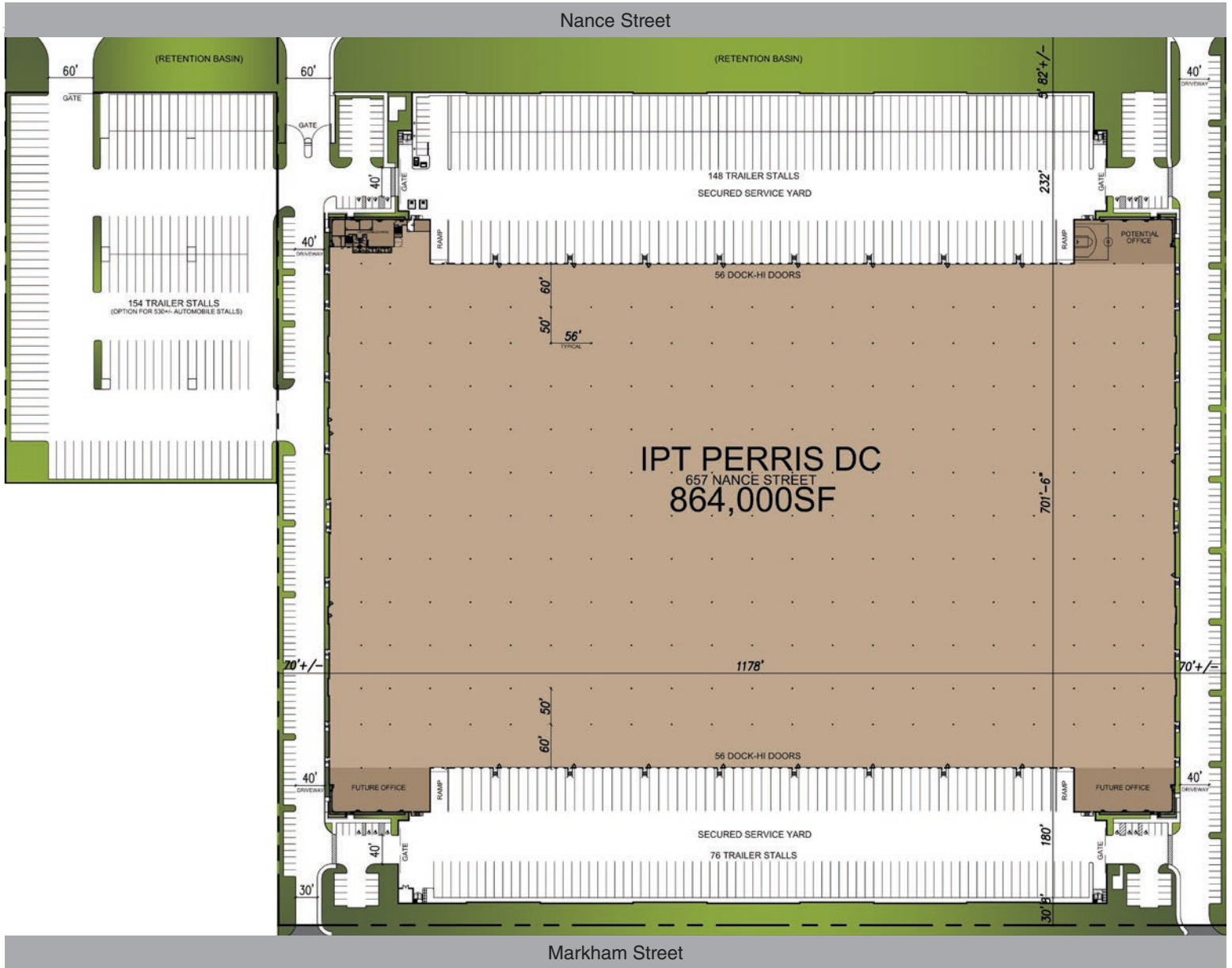
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SITE PLAN



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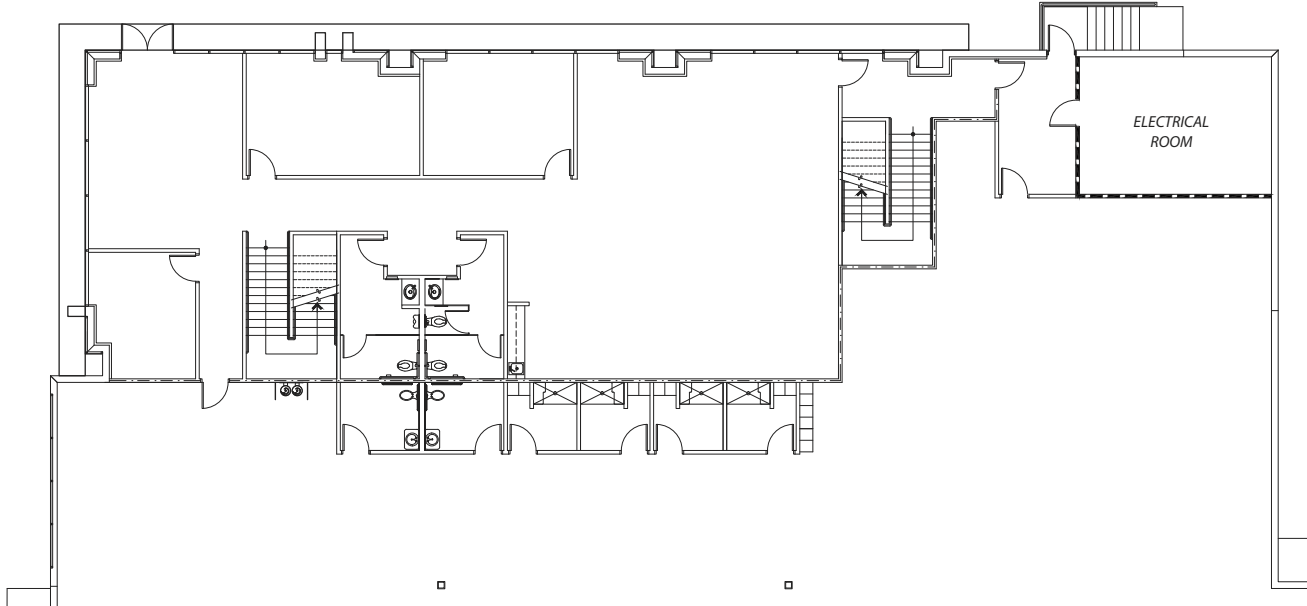
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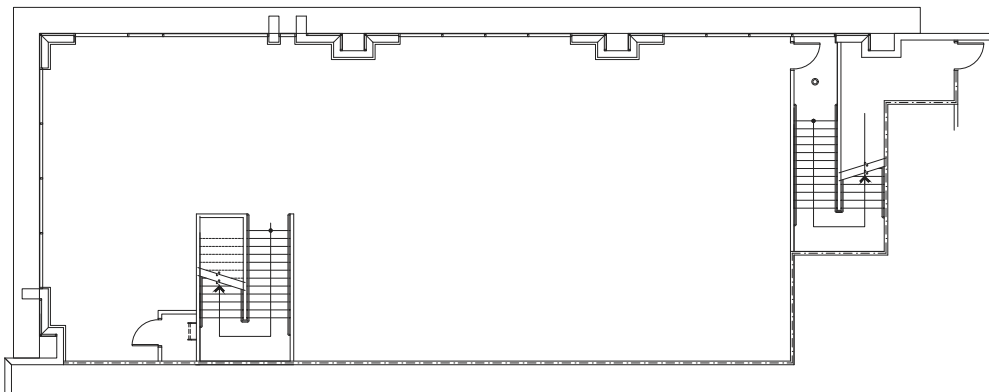
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OFFICE FLOOR PLANS

FIRST FLOOR (±3,500 SF)



SECOND FLOOR (±3,500 SF)



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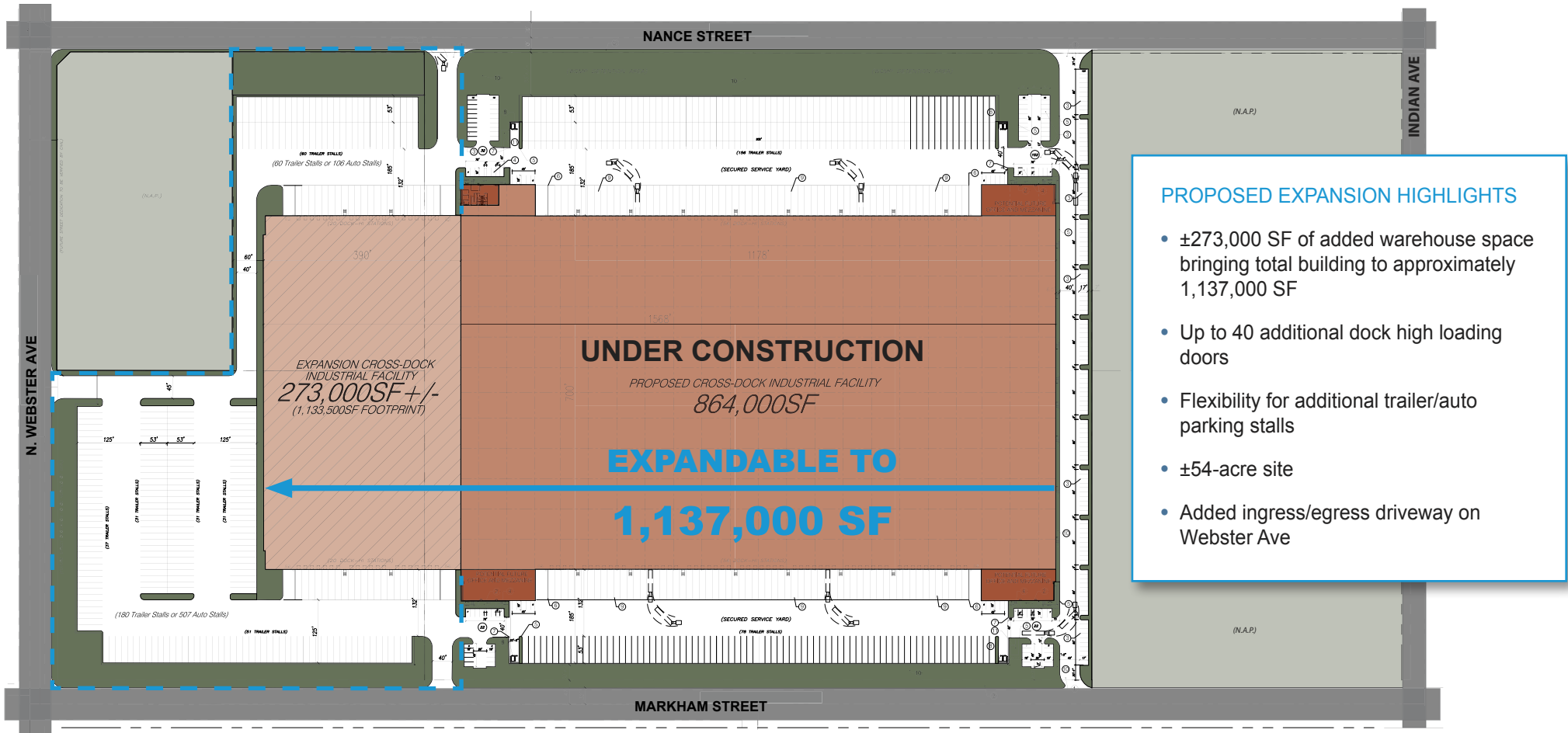
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Expandable to ±1,137,000 SF Cross-Dock Facility | 657 Nance Street, Perris, CA



PROPOSED EXPANSION HIGHLIGHTS

- ±273,000 SF of added warehouse space bringing total building to approximately 1,137,000 SF
- Up to 40 additional dock high loading doors
- Flexibility for additional trailer/auto parking stalls
- ±54-acre site
- Added ingress/egress driveway on Webster Ave

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