

23550 PLACENTIA AVENUE

PERRIS, CA 92570

682,700 SF INDUSTRIAL FACILITY W/ ±10 ACRES OF 335 ADDITIONAL TRAILER PARKING



**FOR
SUBLEASE**

SUBLEASE THRU 11/30/2033

FLEXIBLE SUBLEASE TERMS



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682,700 SF INDUSTRIAL FACILITY W/ ±10 ACRES OF 335 ADDITIONAL TRAILER PARKING

PROPERTY HIGHLIGHTS



682,700 SF State of the Art
Distribution Building



4,000 Amp Building
Service (480/277 Volt,
3-Phase)



109 Dock High
Doors



40' Minimum
Clear Height



LED Warehouse
Lighting



4 Grade Level
Doors



±4,813 SF First Floor Office/
±4,613 SF Finished Mezzanine



377 Auto Parking
Spaces



78 Trailer Stalls
(up to ±335 Additional
Stalls in Adjacent Lot)



ESFR Sprinkler System
with K.25.2 Heads



8" Thick Floor Slab,
Unreinforced



Cross Dock Loading
(2) 185' Secured Concrete
Truck Courts



White Scrim
Foil Insulation



60' x 56' Typical
Column Spacing



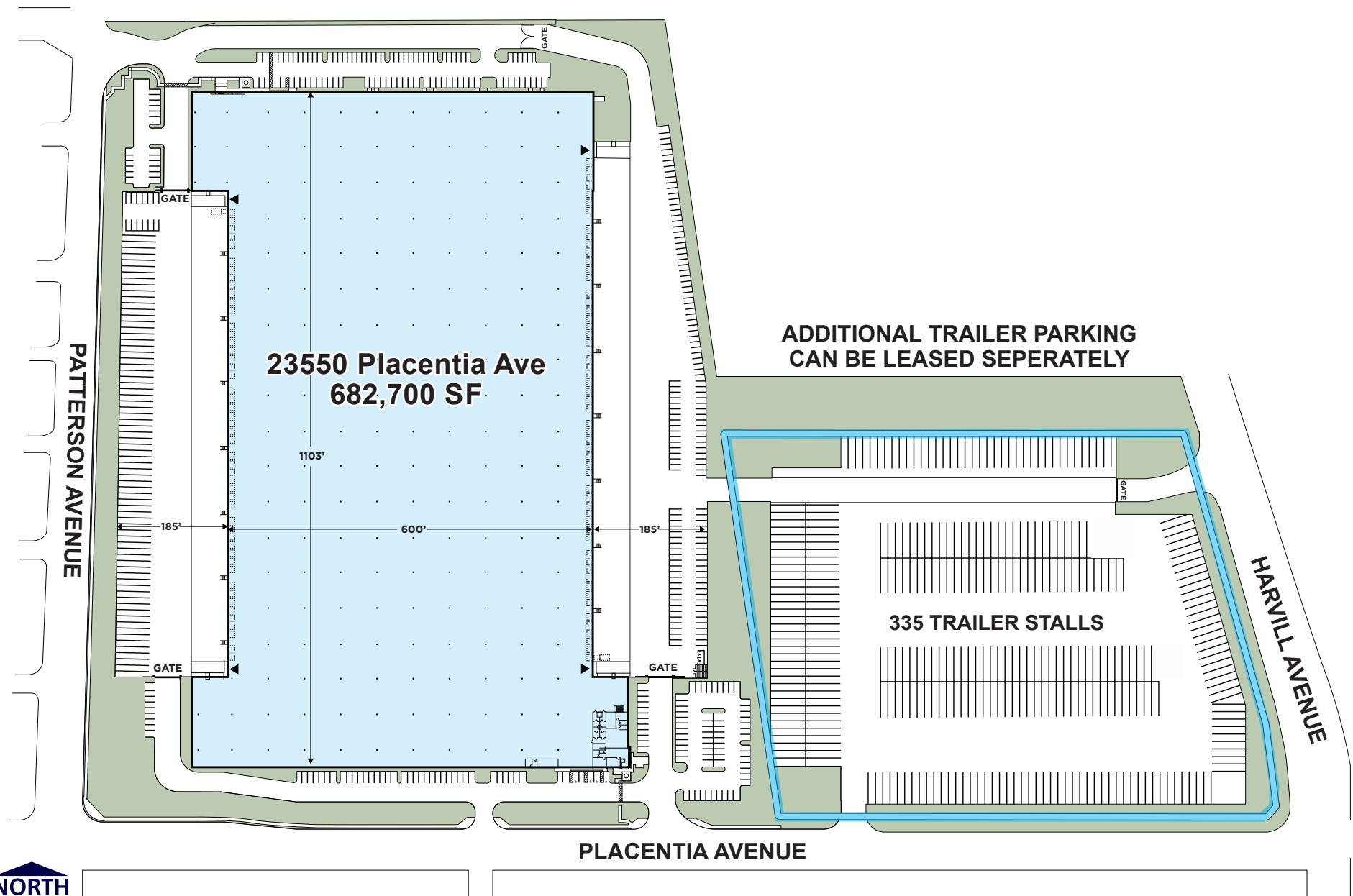
Excellent I-215 Freeway
access via Placentia Ave
On/Off Ramps

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PLACENTIA AVE

335

Additional Trailer Stalls

Additional ±10 Acres Trailer Parking
Can Be Subleased Separately

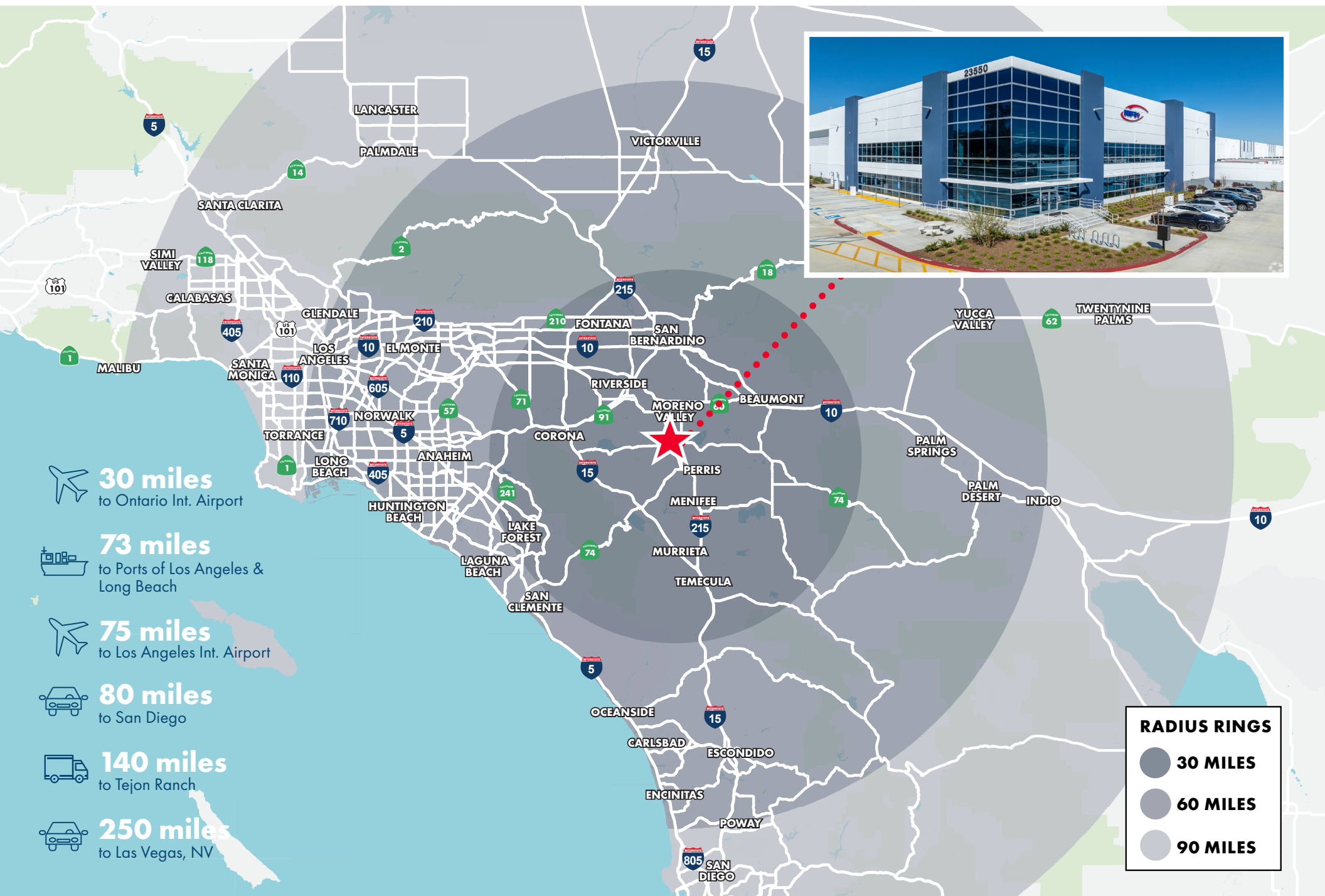
HARVILL AVE

Immediate Access to
I-215 Freeway



23550 PLACENTIA AVENUE

PERRIS, CA 92570



30 miles
to Ontario Int. Airport



73 miles
to Ports of Los Angeles &
Long Beach



75 miles
to Los Angeles Int. Airport



80 miles
to San Diego



140 miles
to Tejon Ranch



250 miles
to Las Vegas, NV

RADIUS RINGS

-  **30 MILES**
-  **60 MILES**
-  **90 MILES**

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