

ELLIS LOGISTICS CENTER

409 E. ELLIS AVENUE, PERRIS, CA



Voit

REAL ESTATE SERVICES

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Newcastle | PARTNERS

ELLIS LOGISTICS CENTER

409 E. ELLIS AVENUE, PERRIS, CA 92570

±631,011 SF
AVAILABLE FOR SALE OR LEASE

PROPERTY FEATURES



87 Dock High Positions 9' x 10'
Equipped w/ Mechanical Dock
Levelers, 35,000 lbs at Every
Other Dock Door



3 Ground Level
Doors 12' x 14'



205 Trailer
Parking Stalls



LED Lighting w/ Motion Sensors
at an Average of 20 fc aff



40' Minimum Clear
Height at First Bay



1 Air Change
Per Hour



185' & 175' All Concrete
Secured Truck Courts



ESFR, K25.2,
50 psi



±5,241 SF First Floor
±4,504 SF Mezzanine



176 Auto Parking
Stalls



8" Thick Floor
Slab, 4,000 psi



4,000A UGPS / 4,000
amp Main Service Panel -
expandable to 8,000A (verify)



50' X 56' Typical
Bay Spacing



35 EV Auto Parking
Stalls - capable*



2.5% Skylights



Possible Future Rail
Served by BNSF (verify)

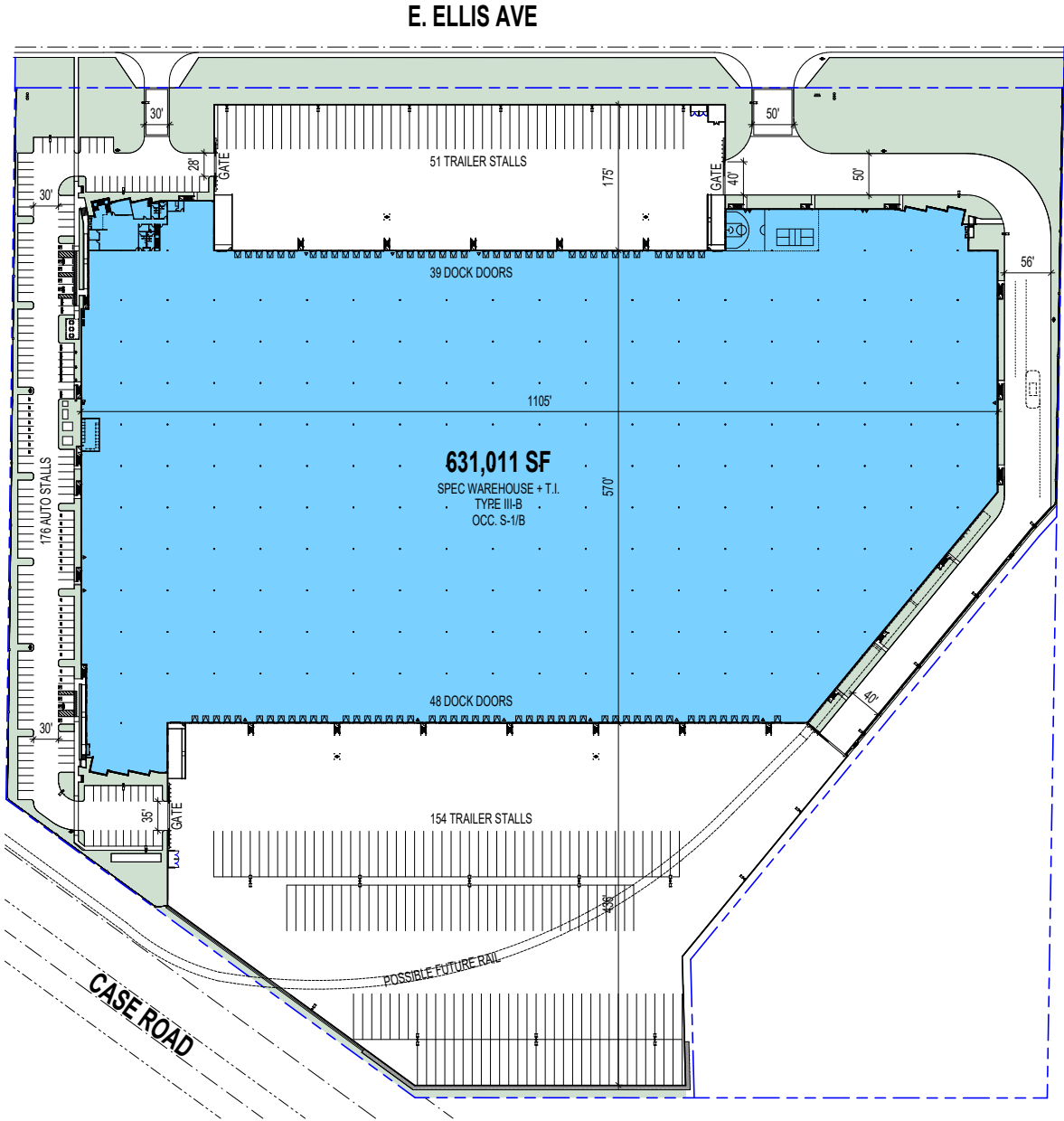
For qualified uses, take advantage of 100% building depreciation in year 1 of ownership, or benefit from other accelerated depreciation methods identified in current tax law. Please consult with a tax professional to see how this would benefit your tax situation.

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SITE PLAN

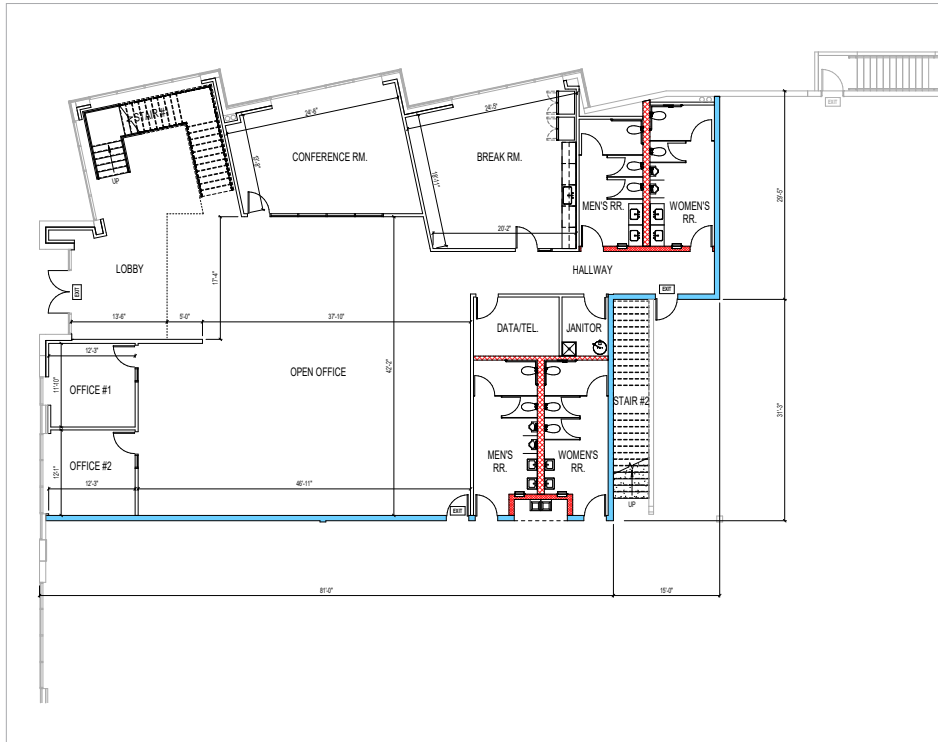


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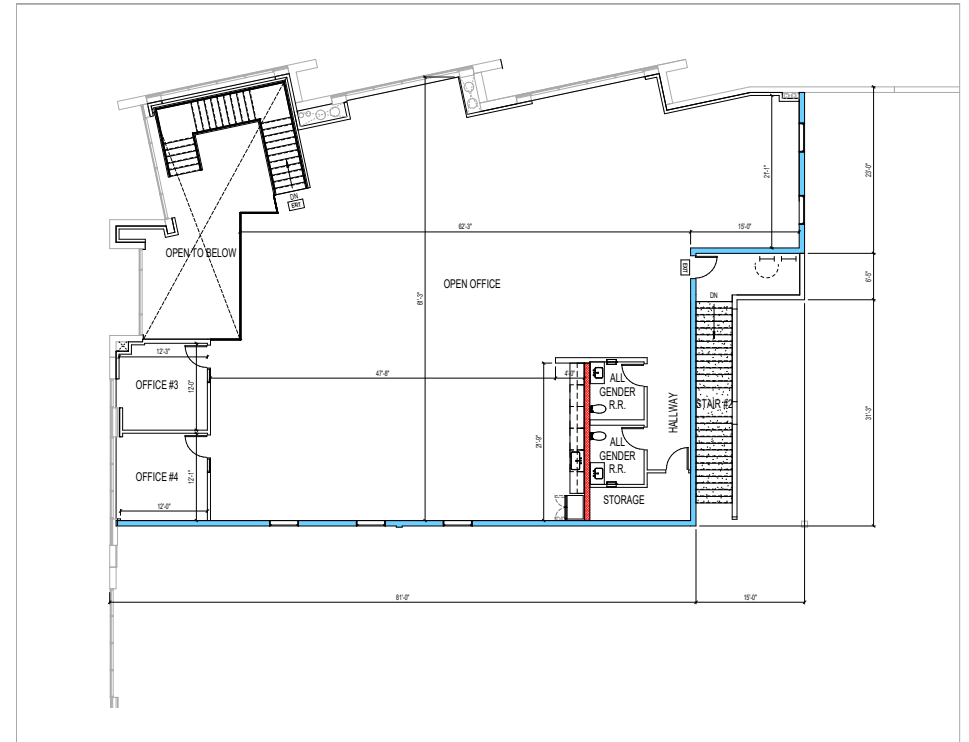
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OFFICE PLANS



**GROUND FLOOR
OFFICE PLAN ±5,241 SF**



**MEZZANINE
OFFICE PLAN ±4,504 SF**

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LOCATION HIGHLIGHTS



Location / Distance Map

- | | | | |
|---|---|---|--|
|  UPSP Intermodal Yard - Colton
25.6 Miles |  BNSF Intermodal Yard - San Bernardino
28.8 Miles | | |
|  Ontario International Airport (ONT)
35 Miles |  Los Angeles International Airport (LAX)
86 Miles |  Ports of Los Angeles / Long Beach
83 Miles |  San Bernardino International Airport (LAX)
30 Miles |

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PREMIER DISTRIBUTION LOCATION

**DOWNTOWN
LOS ANGELES** 72.2 MILES

LAS VEGAS 256 MILES

PHOENIX 318 MILES

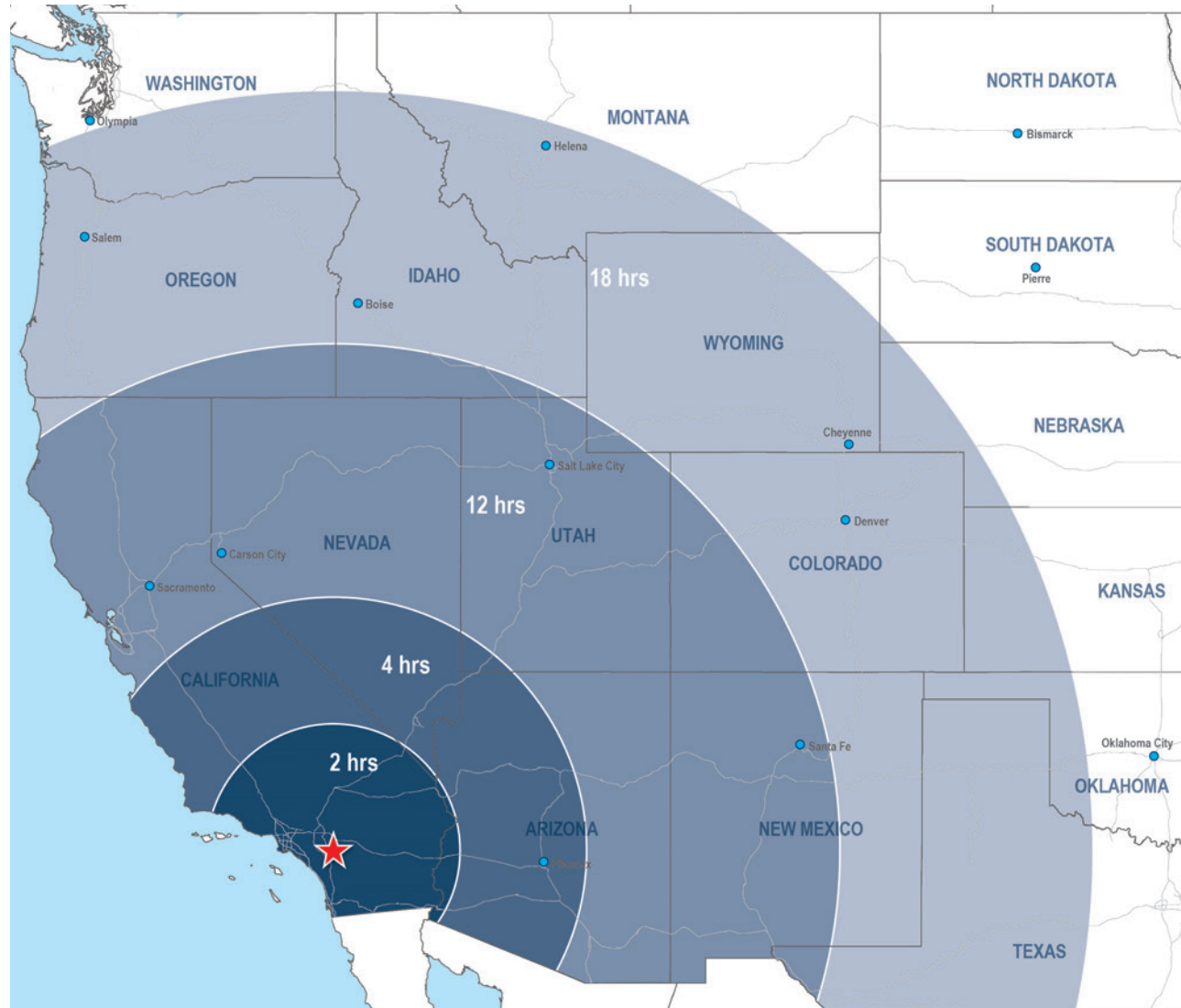
**SAN
FRANCISCO** 450 MILES

**SALT
LAKE CITY** 675 MILES

DENVER 1,003 MILES

PORTLAND 1,030 MILES

SEATTLE 1,203 MILES



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TENANT AERIAL



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