

RIDER BUSINESS CENTER

3120 WILSON AVENUE, PERRIS, CA

± 249,067 SF

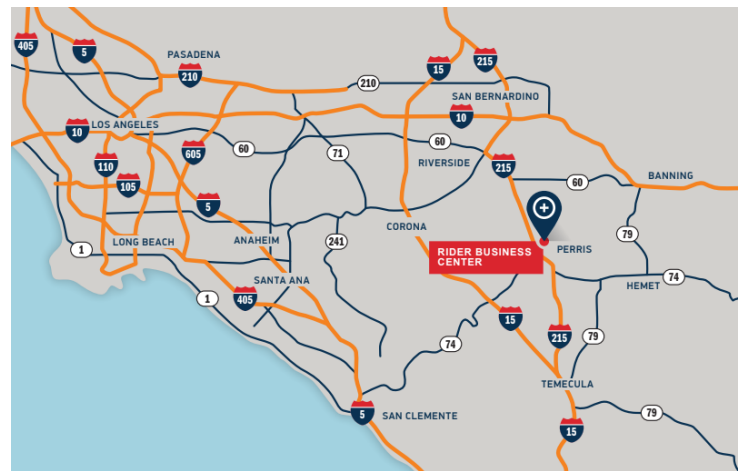
FREESTANDING INDUSTRIAL BUILDING



BUILDING SPECIFICATIONS

- ± 249,067 SF freestanding building
- ± 3,629 SF office space with ± 5,000 SF mezzanine
- Situated on 11.18 acres
- Front load configuration
- 36' clear height (from inside first column line)
- 31 dock high doors (9' x 10')
- 14 doors equipped with 40,000 lb. dock levelers
- 1 ground level door
- 185' concrete truck court
- 7" 4,000 PSI slab thickness
- ESFR sprinkler system (K 25.2 heads)
- 146 auto parking spaces
- 30 trailer parking spaces
- 56' x 50' column spacing
- 4,000 amps, 277/480V
- LED site lighting with 3% skylights
- Full drive around capability
- Class "A" 4-Ply built-up roof system with 15-year ND

Rider Business Center is a Class A freestanding distribution industrial facility located in the Inland Empire East, one of the most robust and premier distribution markets in the country. The 11.18 acre site features excellent access to the 91 freeway, I-215, I-15 and I-10 Interchanges, the Long Beach/Los Angeles port system, three airports (Los Angeles and Ontario International and March Air Force Base), UPS/FedEx Hubs, and the BNSF intermodal yard. Rider Business Center offers immediate access to a multitude of local amenities, a strong workforce, affordable housing and is surrounded by high profile neighbors such as Wayfair, Home Depot, Amazon and Lowe's.



 **TA REALTY**

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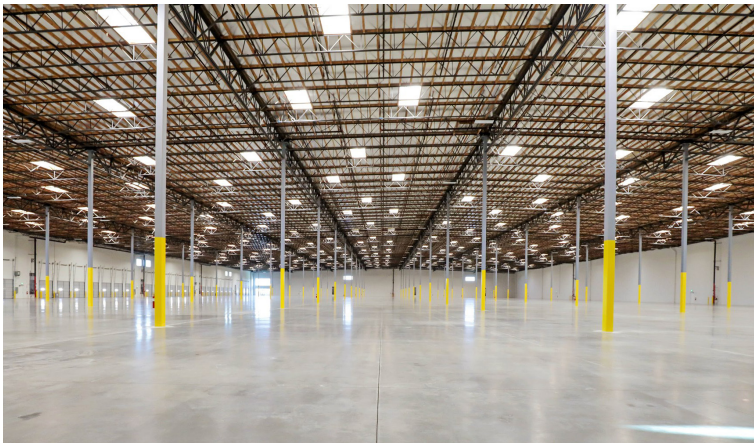
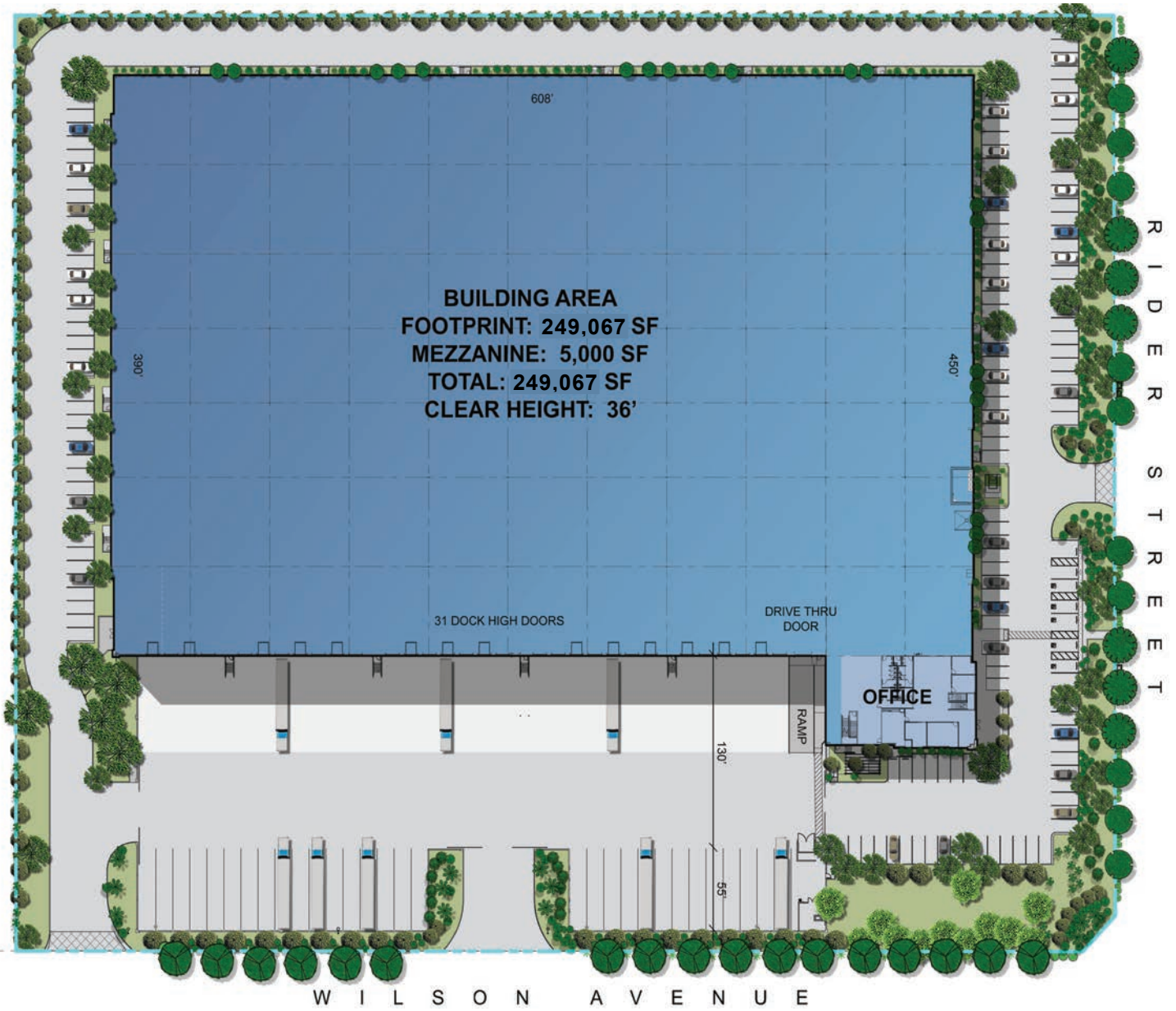
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