

**FOR LEASE**  
**CLASS A INDUSTRIAL BLDG**  
**±259,951 SF**

# PATTERSON COMMERCE CENTER

4400 PATTERSON AVENUE | PERRIS, CA 92571



## PROPERTY HIGHLIGHTS

BUILDING AREA	±259,951 SF
OFFICE AREA	±5,002 SF OF OFFICE AREA (±2,567 SF 1 <sup>ST</sup> FLOOR, ±2,435 SF MEZZ.)
MIN CLEAR HEIGHT	36' CLEAR HEIGHT AT FIRST COLUMN
SPRINKLER	ESFR SPRINKLER SYSTEM (K-25 HEADS)
SLAB	7" CONCRETE FLOOR SLAB
POWER	2,000 AMP 277/480 VOLTS (4,000 AMP UGPS)
GL DOORS	2 GROUND LEVEL DOORS (12' X 14')
DH DOORS	37 DOCK HIGH DOORS (9' X 10')
BAY SPACING	56' X 60' TYPICAL COLUMN SPACING
TRUCK COURT	±185' - ±240' SECURED TRUCK COURT (ALL CONCRETE)
SKYLIGHTS	2.5% SKYLIGHTS
CAR PARKING	145 AUTO STALLS
TRAILER PARKING	59 TRAILER STALLS
INSULATION	WHITE SCRIM FOIL INSULATION
WAREHOUSE WALLS	INTERIOR WAREHOUSE WALLS TO BE WHITE PAINT

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 COMMERCIAL REAL ESTATE SERVICES

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DEVELOPED BY

**ROCKEFELLER GROUP**

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## CONTACT INFORMATION

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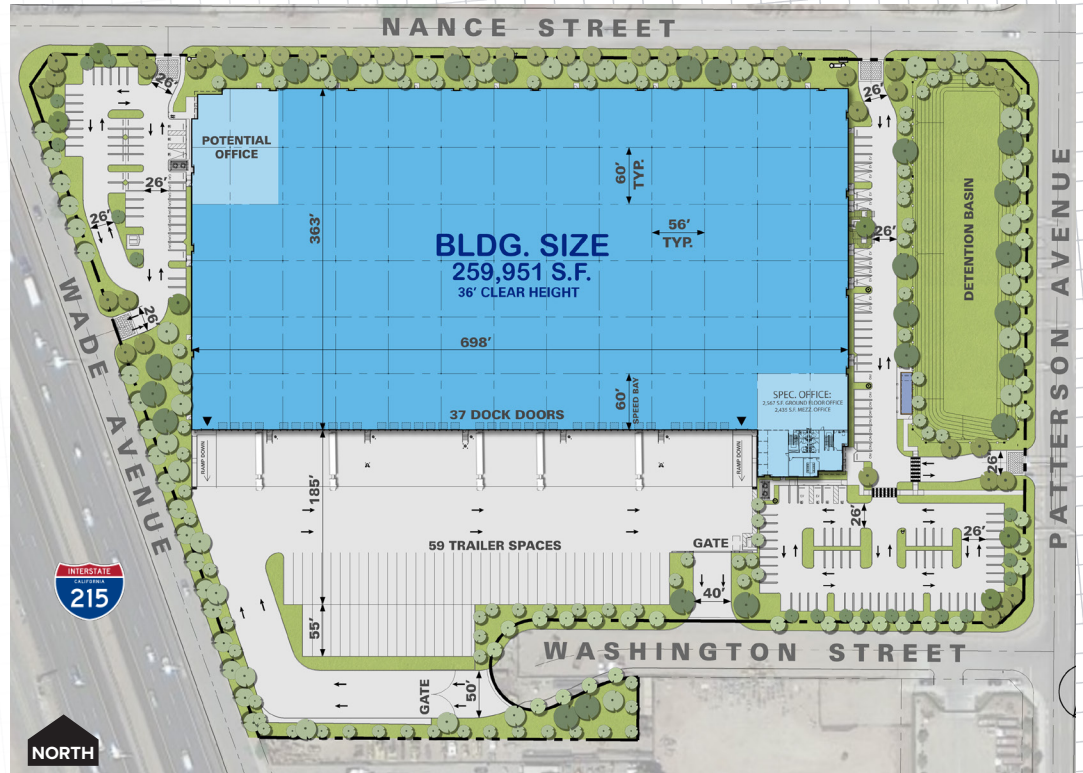
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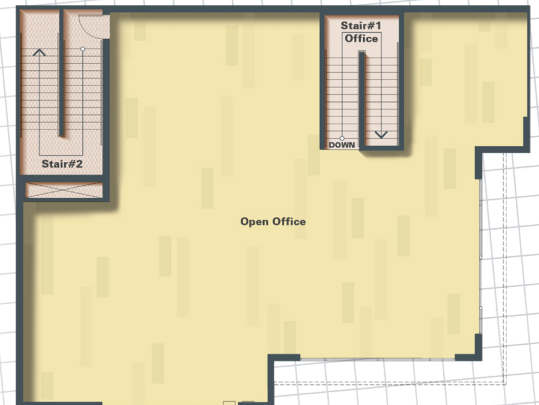
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1ST FLOOR OFFICE AREA



2ND FLOOR OFFICE AREA



# CONCEPTUAL RACKING LAYOUT



## CONTACT INFORMATION

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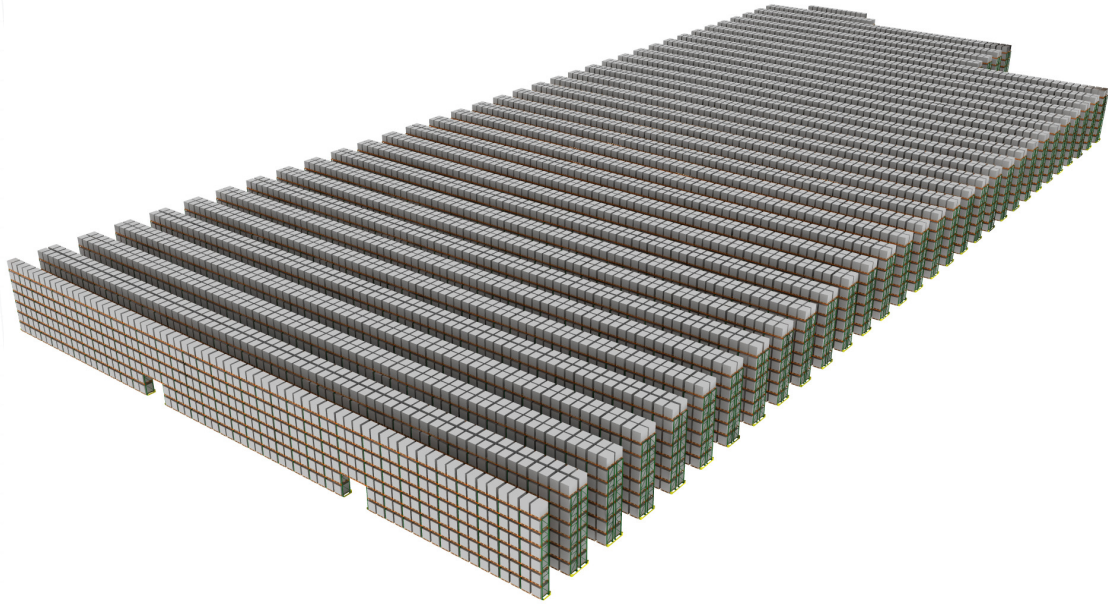
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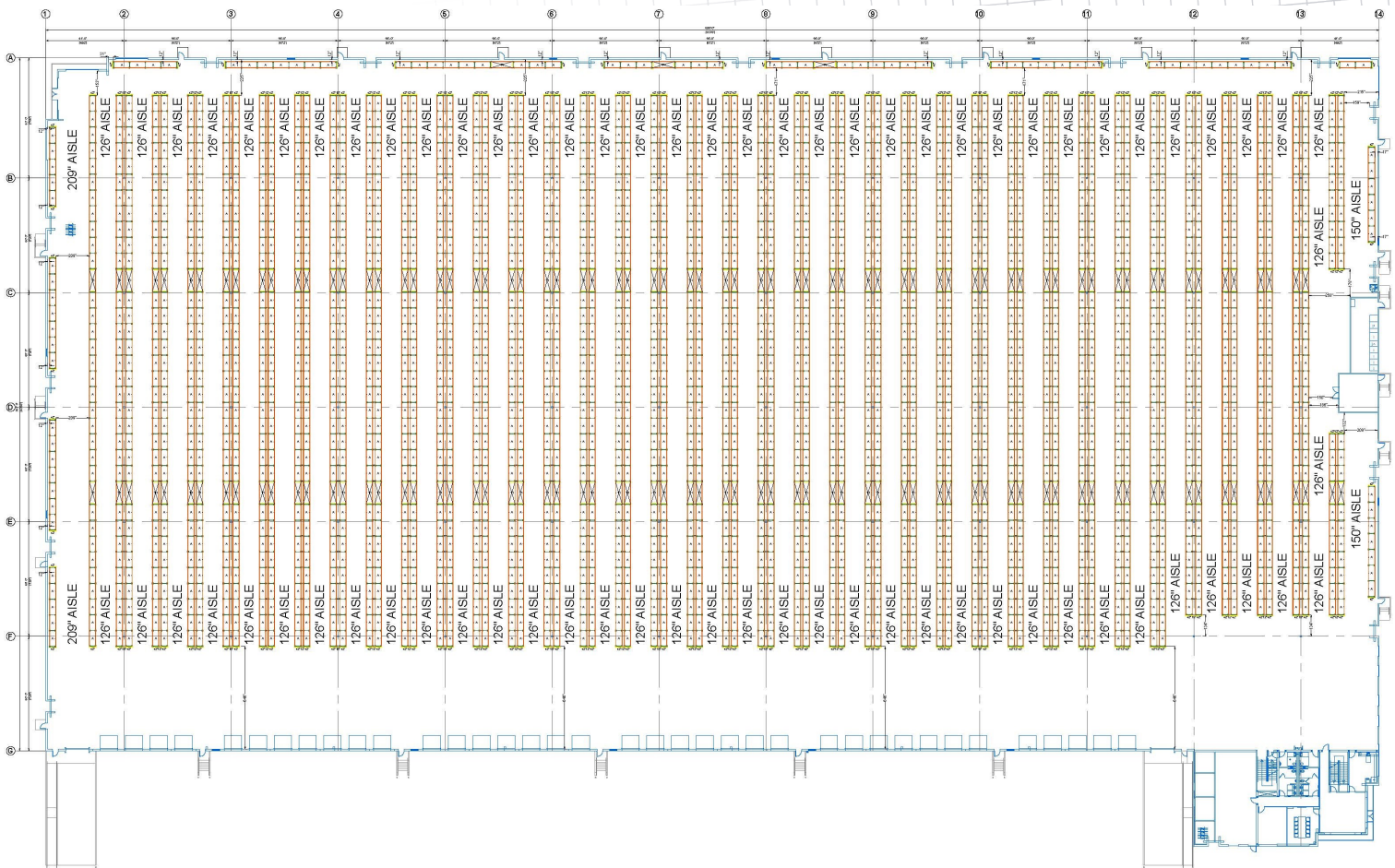
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- 10'6" Aisles
- 48" Tall Pallets
- 60" Tall Pallets
- 72" Tall Pallets
- 96" Storage Beam
- 144" Tunnel Beam
- Accessories Upon Request



# CONCEPTUAL RACKING ELEVATIONS

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## Total Pallet Positions

- Approximately 34,681 Pallet Positions (48" Tall Pallet)
- Approximately 29,604 Pallet Positions (60" Tall Pallet)
- Approximately 24,527 Pallet Positions (72" Tall Pallet)

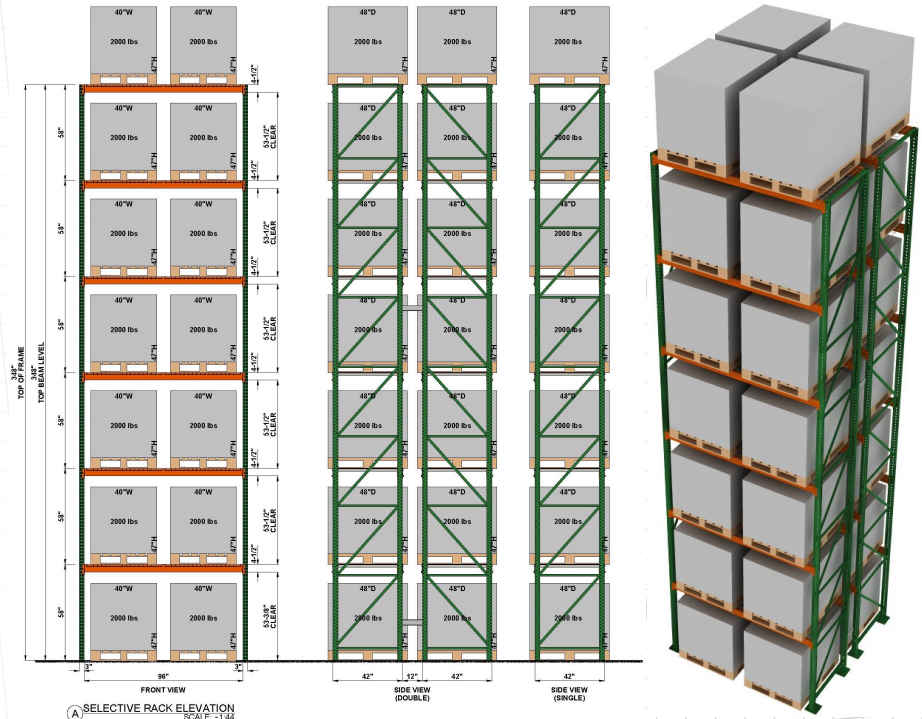
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**GREG HANOIAN**  
Racking Design

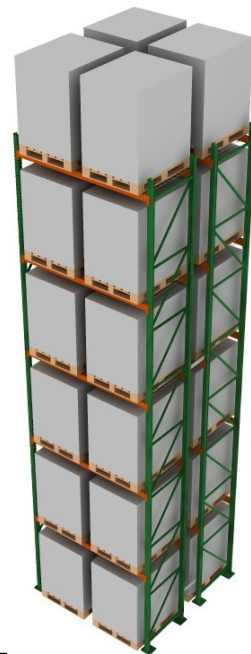
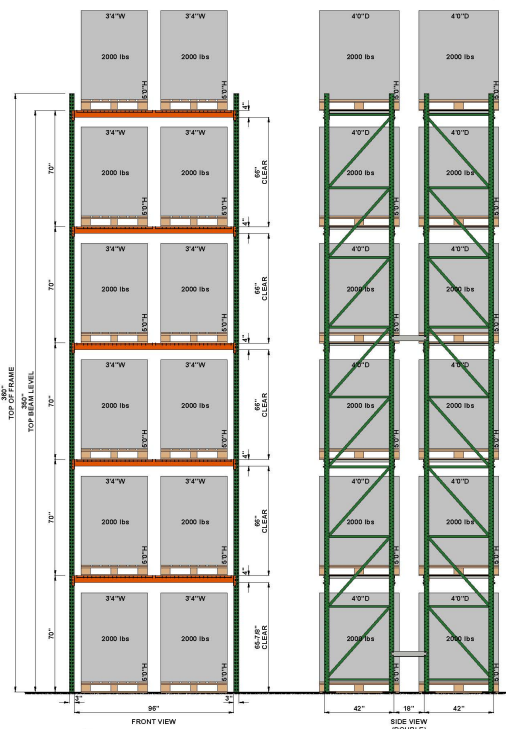
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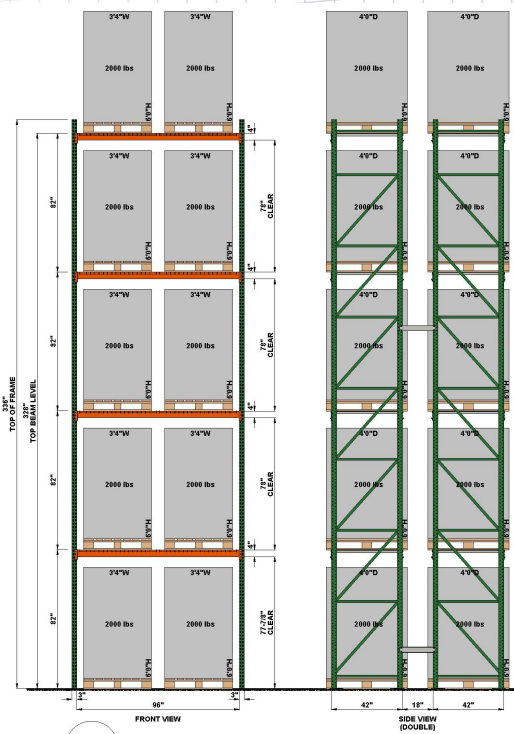
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48" Tall Pallets



60" Tall Pallets



72" Tall Pallets