

PERRIS GATEWAY COMMERCE CENTER

SALE/LEASE | 400,000 SF



1301 Harley Knox Blvd. | Perris, CA



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Bill Heim
+1 909 373 2901



Eloy Covarrubias
+1 909 418 2284

Joe Werdein
+1 909 418 2285

Hunter McDonald
+1 909 418 2024



www.redallc.com

SITE PLAN

State-Of-The-Art Facility



PROPERTY HIGHLIGHTS

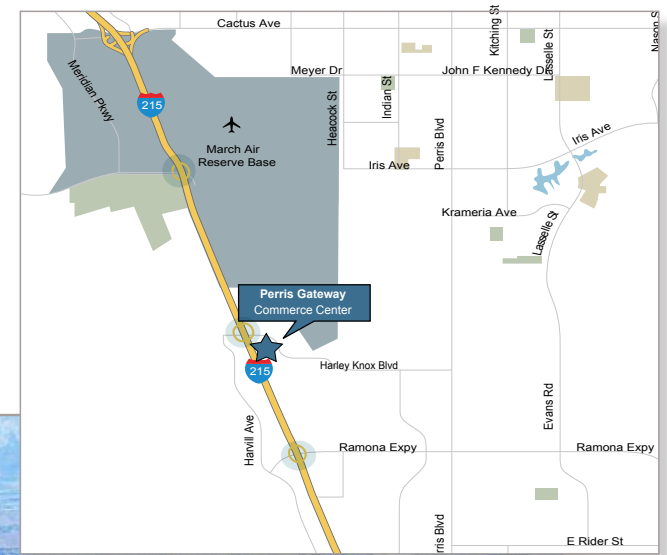
- Immediate Access to I-215, SR-60 and SR-91
- Great Freeway Visibility
 - 1,200 LF/0.25 miles of I-215 Fwy Frontage
- Signalized Entrance/Exit from Property
 - Harley Knox Blvd. and Western Way
- Large Secure Yard with Excess Trailer Parking
 - North Truck Court: 370' Minimum
 - South Truck Court: 185' Minimum

PROPERTY OVERVIEW

- Total Building: ±400,000 SF
- ±23.13 Net Acre
- 32' Minimum Clear Height
- ESFR Sprinkler System
- Power to Suit
- LED Lighting
- 3% Skylights
- Auto Parking: 355 Stalls (expandable)
- Trailer Parking: 103 Stalls (convertible)
- 2 Grade-level loading doors
- 49 Dock-High Loading Doors
- ESFR Sprinkler Systems
- LED Warehouse Lighting
- Internal Truck Circulation / Drive Around Capability
- Separate 100% Concrete Auto Parking Areas

STRATEGICALLY LOCATED

- » Direct Freeway Access to I-215, close proximity to the 60 and 91 freeways
- » 28 miles to Ontario International Airport & 23 miles to San Bernardino International Airport
- » 69 miles to the Ports of Los Angeles and Long Beach



PERRIS GATEWAY COMMERCE CENTER

400,000 SF | SALE OR LEASE

CORPORATE NEIGHBORS



- | | | | |
|----|--|----|--|
| 1 | | 12 | |
| 2 | | 13 | |
| 3 | | 14 | |
| 4 | | 15 | |
| 5 | | 16 | |
| 6 | | 17 | |
| 7 | | 18 | |
| 8 | | 19 | |
| 9 | | 20 | |
| 10 | | 21 | |
| 11 | | 22 | |

PERRIS GATEWAY COMMERCE CENTER

400,000 SF | SALE OR LEASE

For More Information, Please Contact:



ELOY COVARRUBIAS

Senior Vice President
Lic. 01462376
+1 909 418 2284
eloy.cova@cbre.com

JOE WERDEIN

Vice President
Lic. 01791235
+1 909 418 2285
joe.werdein@cbre.com

HUNTER MCDONALD

Senior Associate
Lic. 01879029
+1 909 418 2024
hunter.mcdonald@cbre.com



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BILL HEIM

Executive Vice President
Lic 00776174
+1 909 373 2901
bheim@lee-assoc.com



Developed By:

REAL ESTATE DEVELOPMENT ASSOCIATES

www.redallc.com