



324,382 SF - Logistics Facility

FOR LEASE

**473 E. RIDER STREET
PERRIS, CA**

PROPERTY FEATURES



**LEED Silver
Rated
Building**

SITE PLAN

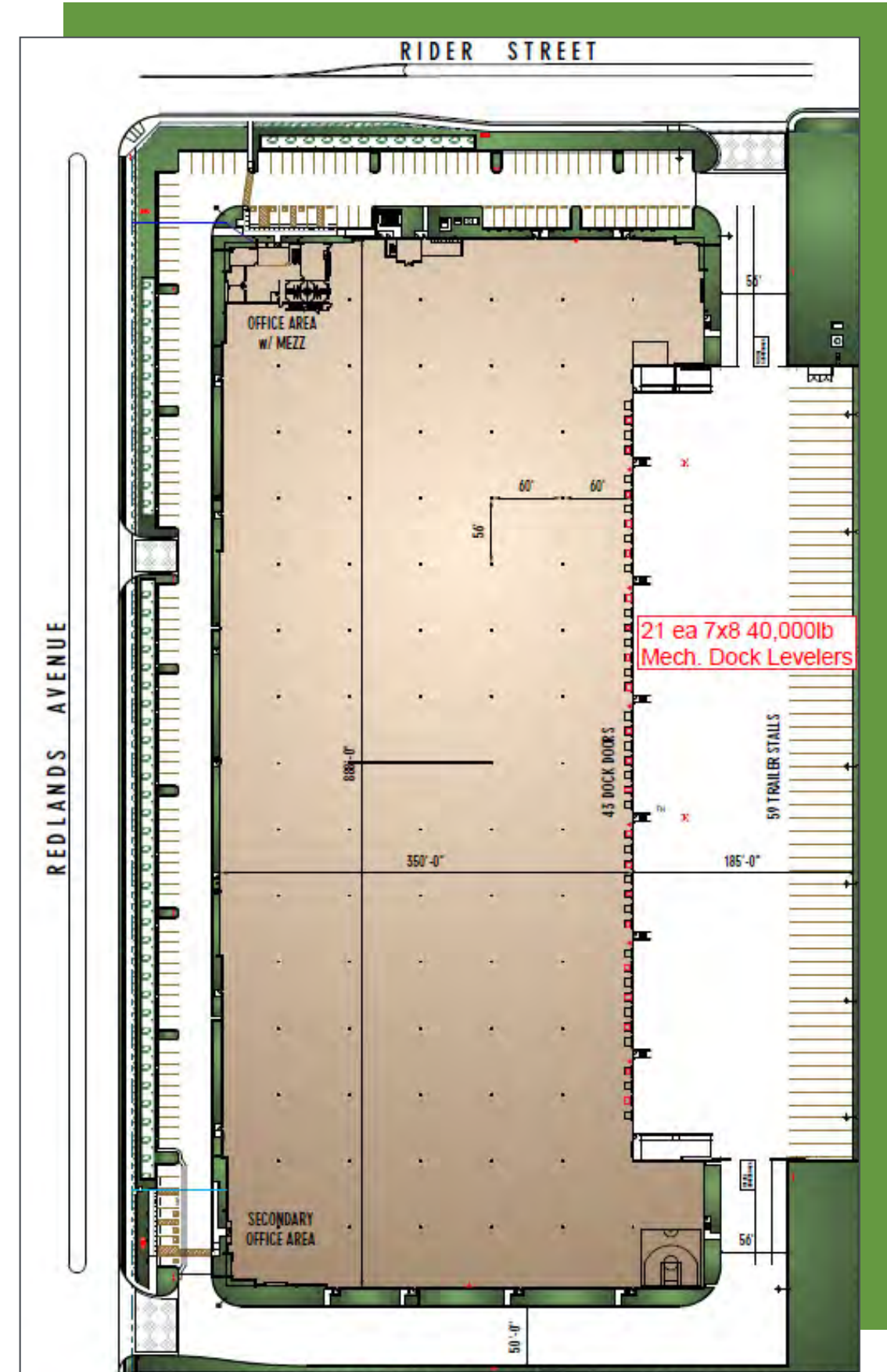


324,382 SF Building Area	14.85 AC Site Area	\$1.35 NNN Lease Rate (PSF)	\$0.20 Estimated OPEX	4,199 SF First Floor Office	3,546 SF Second Floor Office	36' Clear Height
43 Dock Doors	2 Grade Level Doors	185' Truck Court	7" Slab	153 Auto Parking	59 Trailer Parking	4000 amps Power**

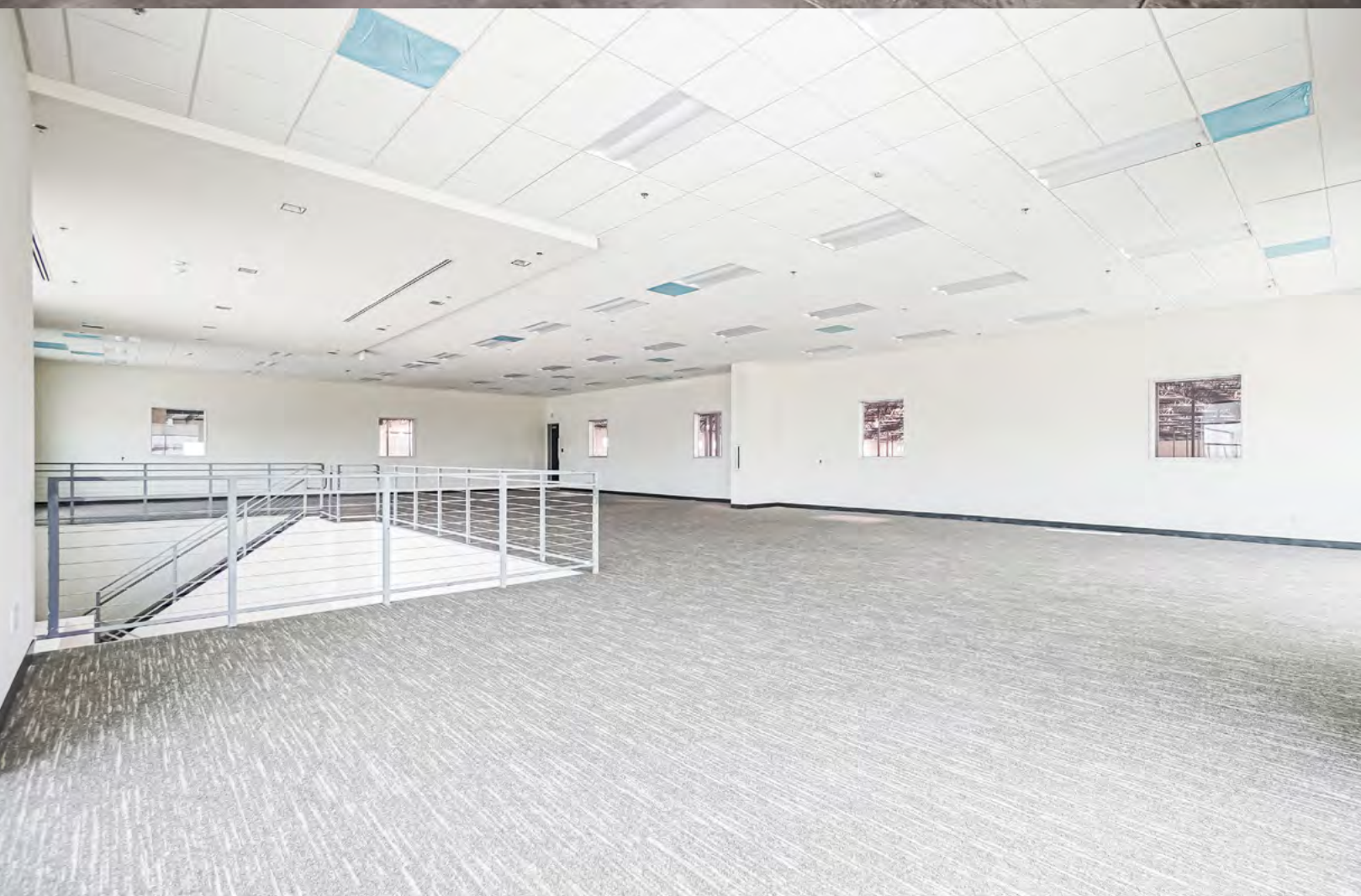
** 4,000amp Switchgear / 300kva SCE Transformer - Transformer Upsizing TBD by tenant power demand



Highlighted Roads - Truck Routes
*per city of Perris - [Truck Routes Map](#)







SOUTHERN CALIFORNIA LOGISTICS NETWORK

