

# NUEVO

Distribution Center

## FOR LEASE

### 207,130 SF DISTRIBUTION BUILDING



21511 HARVILL AVE, PERRIS, CA 92570



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# PROPERTY HIGHLIGHTS



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State of the Art  
Distribution Building



4,000 Amp UGPS / 2,000  
Amp Building Service  
(480/277 Volt, 3-Phase)



46 Dock High  
Doors (9'x10')



36' Clear Height



LED 20' Candle  
Warehouse Lighting  
on 10' Whips



(15) 35,000 lb.  
Mechanical Dock  
Levelers



4,967 SF of Spec  
Office Space



2.5% Skylights



2 Grade Level  
Doors (12'x14')



7" Thick Slab,  
4,000 PSI



White Scrim  
Foil Insulation



Concrete Paving  
Throughout Truck Court



ESFR Sprinkler System



56' x 60' Column  
Spacing



185' Secured Concrete  
Truck Court



Excellent I-215 Freeway  
via Nuevo Road and  
Placentia Ave On/Off  
Ramps

# SITE PLAN

21511 Harvill Avenue, Perris, CA



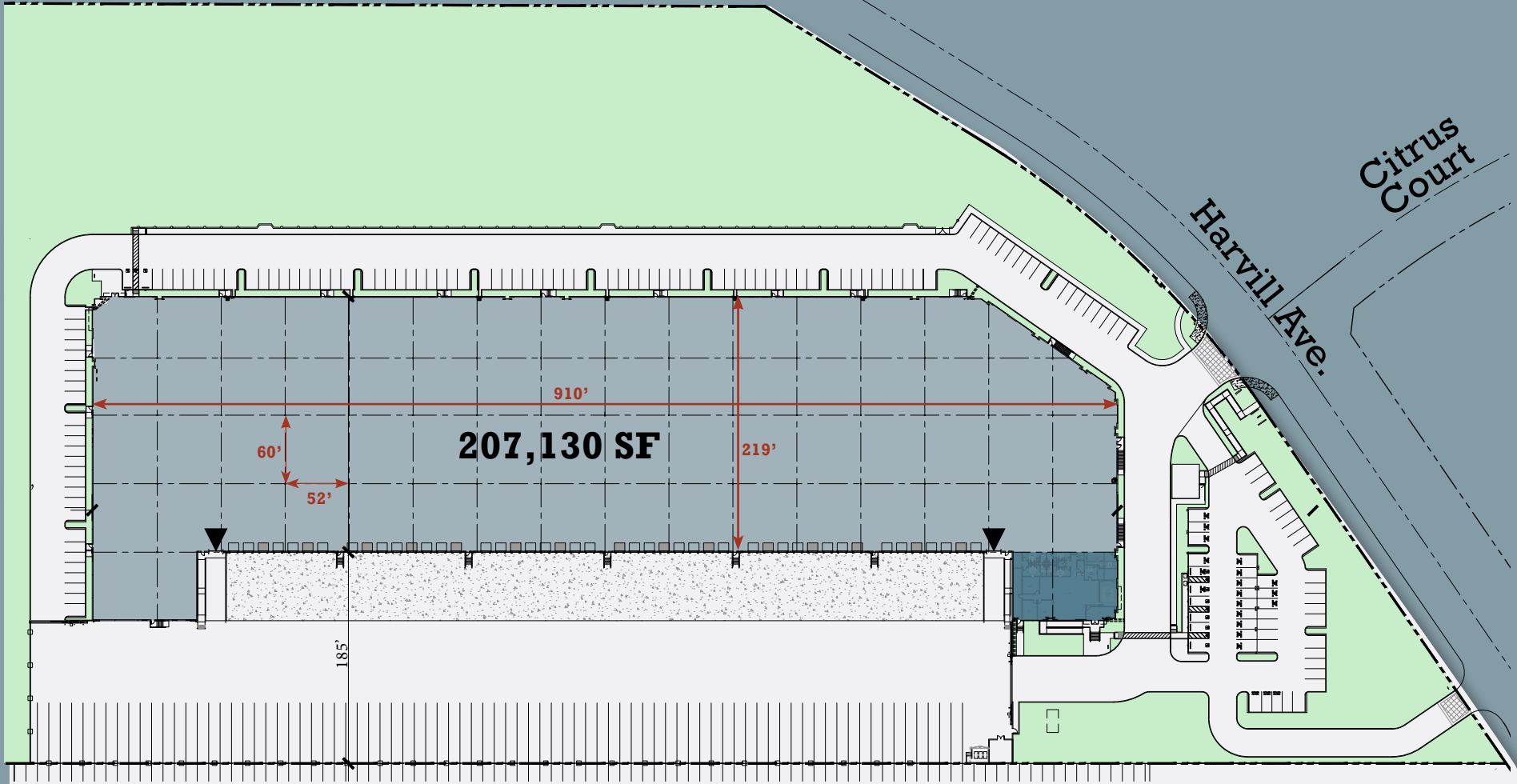
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Warehouse

Office

▼ Drive Thru Door

Webster Ave.



**36'**  
Clear Height

**46**  
Dock Doors

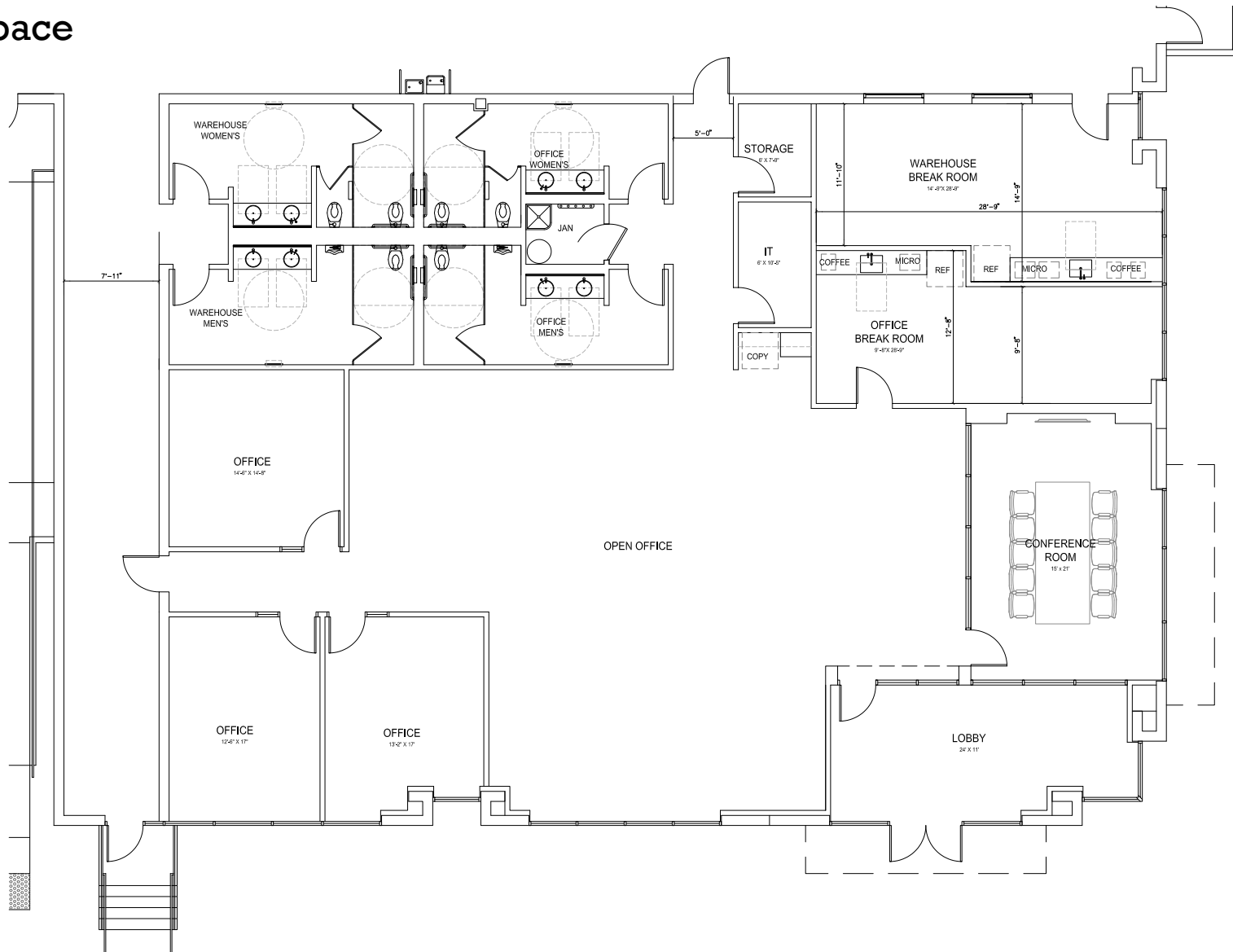
**81**  
Trailer Stalls

**165**  
Auto Parking

# OFFICE LAYOUT



**4,967 SF**  
Office Space



21511 Harvill Avenue, Perris, CA

# CORPORATE NEIGHBORS



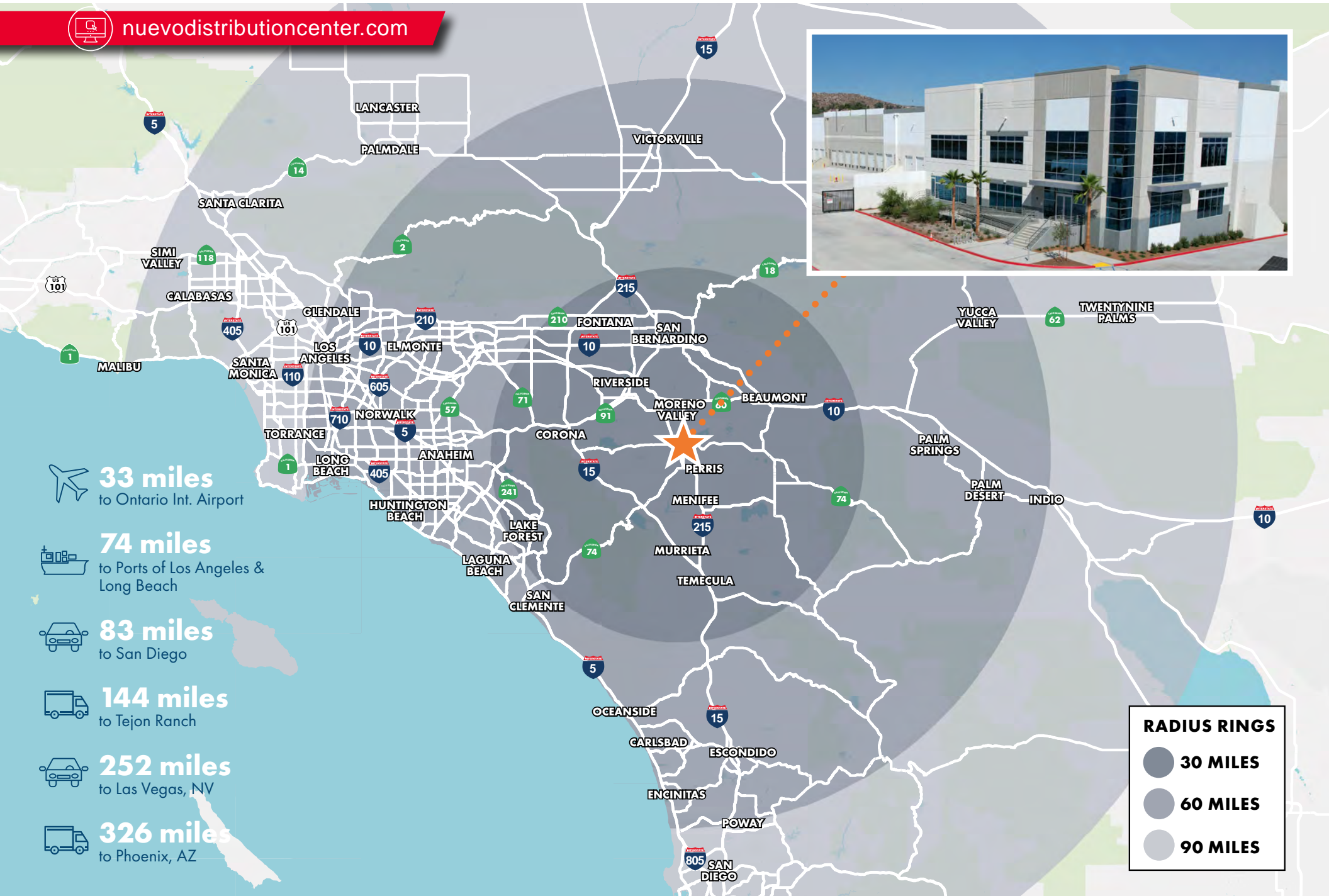
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# STRATEGIC LOCATION



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**33 miles**  
to Ontario Int. Airport



**74 miles**  
to Ports of Los Angeles &  
Long Beach



**83 miles**  
to San Diego



**144 miles**  
to Tejon Ranch



**252 miles**  
to Las Vegas, NV



**326 miles**  
to Phoenix, AZ

**RADIUS RINGS**

- 30 MILES
- 60 MILES
- 90 MILES



# NUEVO

## Distribution Center

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Development, Marketing & Management by:



Asset Management by:



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