

# NUEVO

Distribution Center

**UNDER CONSTRUCTION**  
207,130 SF DISTRIBUTION BUILDING



21511 HARVILL AVE, PERRIS, CA 92570



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# PROPERTY HIGHLIGHTS



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



4,950 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

Warehouse Office ▼ Drive Thru Door

Webster Ave.

207,130 SF

185'

Harvill Ave.  
Citrus Court

**36'**  
Clear Height

**46**  
Dock Doors

**81**  
Trailer Stalls

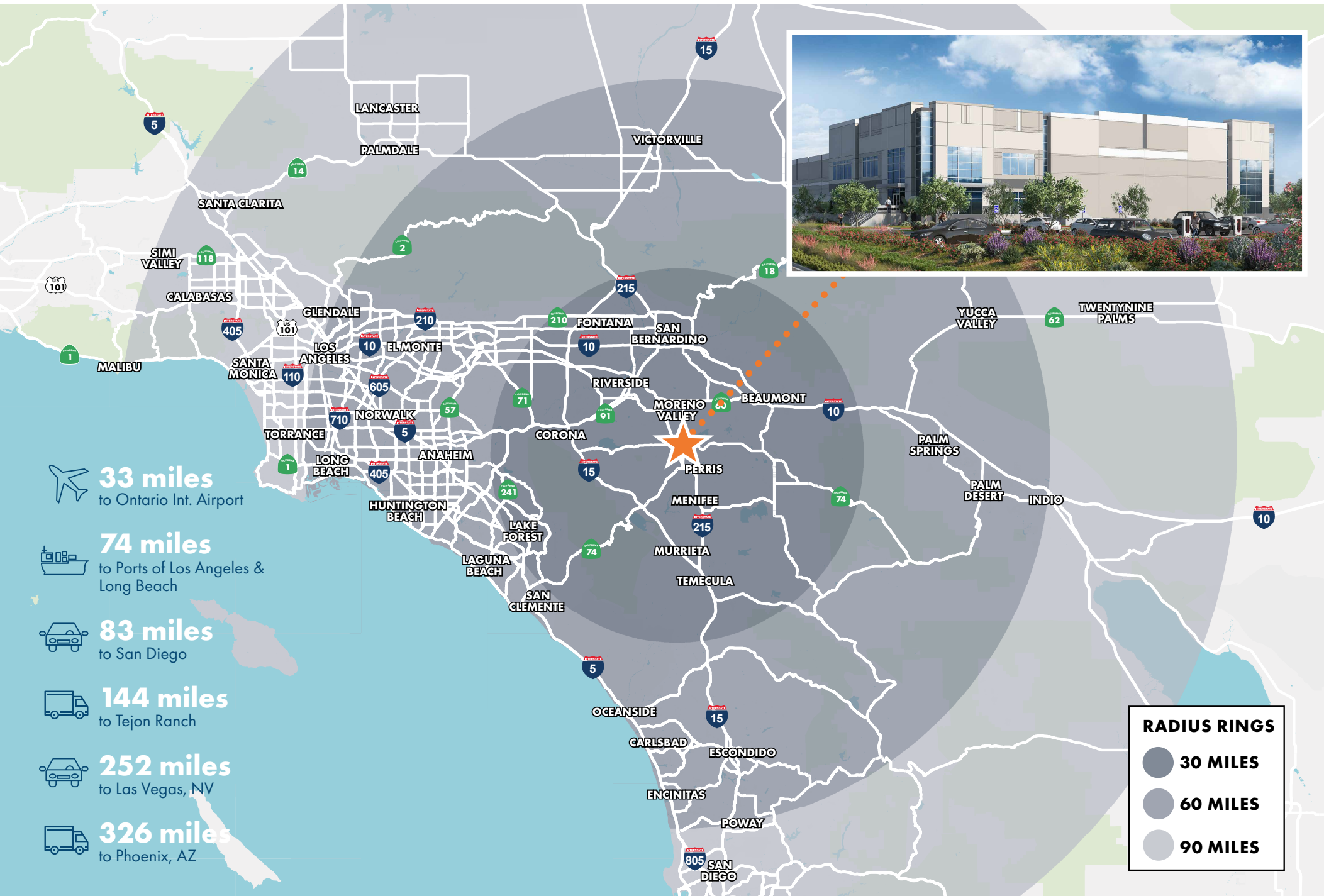
**165**  
Auto Parking

# CORPORATE NEIGHBORS





# STRATEGIC LOCATION



# NUEVO

## Distribution Center

21511 HARVILL AVE, PERRIS, CA 92570

Development, Marketing &  
Management by:



Asset Management by:



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