

Prologis

Perris Distribution Center 10

2100 Patterson Avenue

PERRIS, CA 92571

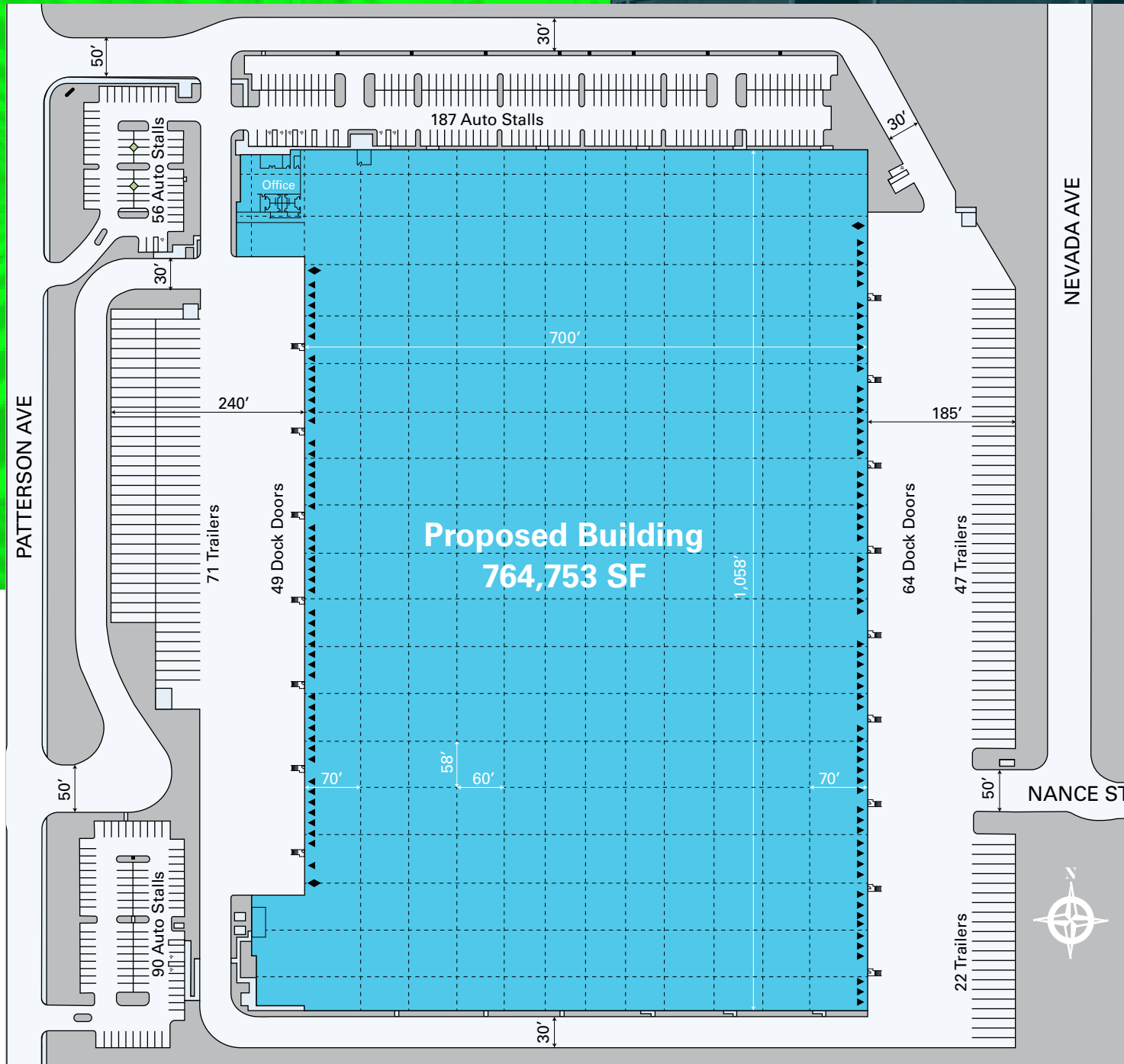
764,753 SF For Lease
Build-to-Suit Opportunity



NEWMARK

CBRE

 PROLOGIS®



Maximize Efficiency, Minimize Bottlenecks



42' Clearance provides exceptional expansion opportunities. (6" Inside First Column from Dock Doors)



4,000A Power; Expandable to 8,000A: Engineered for Peak Performance and Scalable Growth



10,394 SF Two Story Office (5,125 SF mezzanine)



185'-240' Secured Concrete Truck Court



Optimized Logistics with Superior Truck and Auto Circulation with Ample Queuing for **26 trucks** and 5 separate access points from 2 streets



Abundant Parking including:

- **140 Trailer Stalls** to Accommodate your Fleet
- **333 Parking for Autos:** Ideal for Shift-Based or Around-the-Clock Operations



Maximize throughput with **113 Dock High** loading doors



2.5% Skylights



ESFR Sprinkler System (K-25)

Unlock the Inland Empire Advantage

Position your operations for success with a strategic location that checks all the boxes in the Inland Empire.



Direct access to major freeways, facilitating efficient transportation to ports and airports.



Seamless access to West Coast logistics: Rapid connectivity to LA/Long Beach ports, air cargo, and Southern California's consumer base.





Expand Your Reach, Accelerate Your Operations

Benefit from exceptional connectivity to major transportation arteries, a thriving labor market, and the power of a build-to-suit facility designed for your unique needs.



The Inland Empire's expanding population provides a robust labor pool.

Warehouse Employees

5 MILES	34,840 2025 Place of Work	23,484 2025 Place of Residence
10 MILES	40,004 2025 Place of Work	39,318 2025 Place of Residence
20 MILES	143,337 2025 Place of Work	143,642 2025 Place of Residence
40 MILES	271,601 2025 Place of Work	275,456 2025 Place of Residence

Access to Consumers

5 MILES	\$91,317 Median HH Income	196,419 Total Population
10 MILES	\$95,240 Median HH Income	482,831 Total Population
20 MILES	\$91,343 Median HH Income	2,344,390 Total Population
40 MILES	\$104,765 Median HH Income	6,536,374 Total Population



TARGET



P&G

Amazon



KENCO

2100 Patterson Ave
Perris, CA



HARDWOODS
Materials That Inspire



WEBER
LOGISTICS

DELTA CHILDREN

ESCONDIDO FWY



215



LOWE'S



NFI



THE HOME
DEPOT



GXO

Amazon

HEACOCK ST



General
Mills



build WITH
FERGUSON

LIVING SPACES



ROSS
DRESS FOR LESS



LOCKTEC

KOMAR
Distribution Services



THE HOME
DEPOT

RAMONA EXPY



wayfair

Launch Faster, Deliver Further



Your launchpad to the Western US:

Reach Western US customers faster.

The Inland Empire's location ensures efficient movement of goods and reliable access to major Western metros.



Prologis Perris Distribution Center puts your business at the heart of the action.

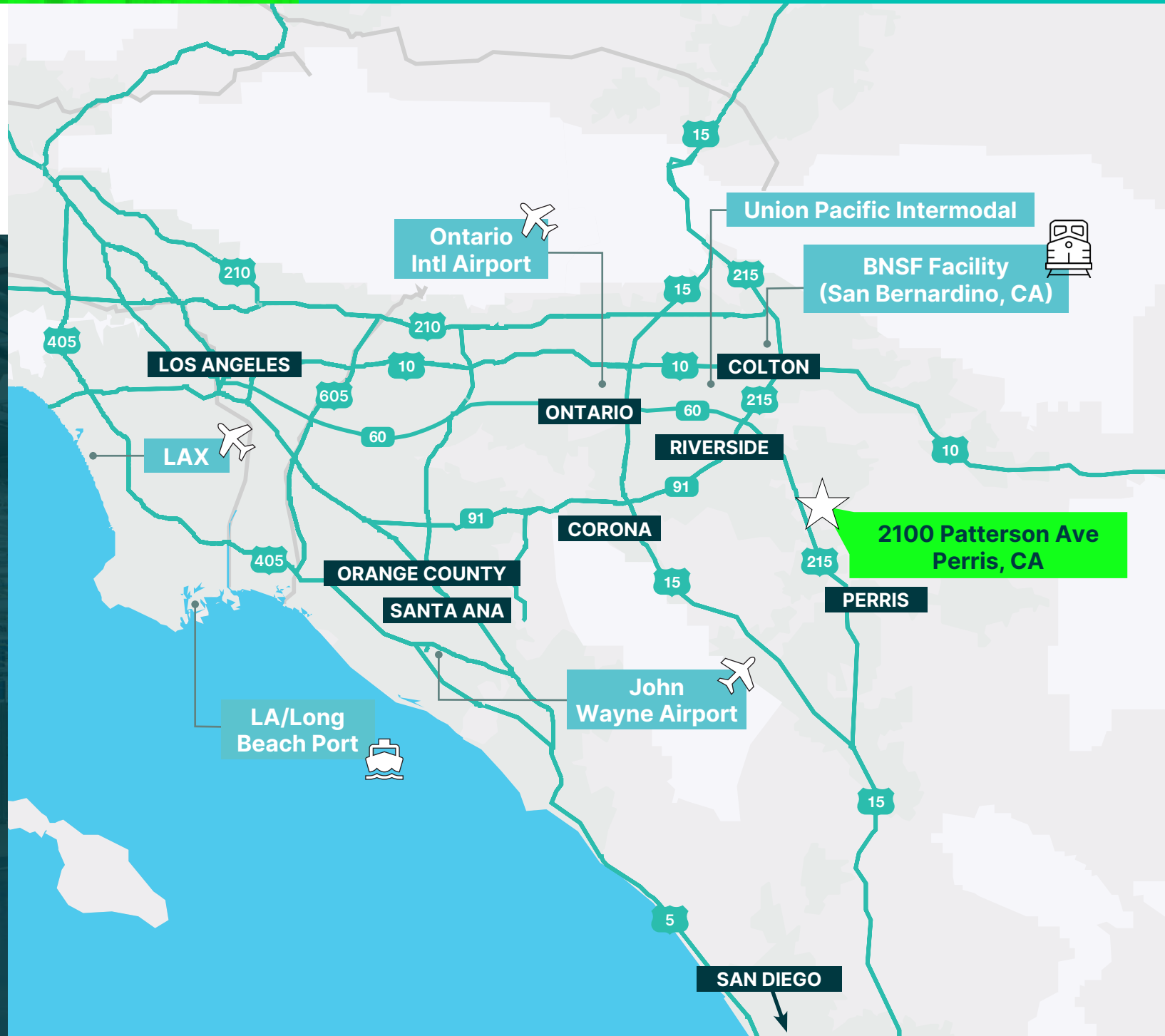
From this prime Inland Empire East location, reach millions of customers throughout Southern California and beyond.

PORTS/FACILITIES

BNSF Facility (San Bernardino, CA)	23 Miles
Ontario Airport	27 Miles
John Wayne Airport	52 Miles
LA/Long Beach Port	74 Miles
LAX	81 Miles

HIGHWAY ACCESS

215 Freeway	0.75 Miles
60 Freeway	9 Miles
91 Freeway	13 Miles
10 Freeway	18 Miles
15 Freeway	23 Miles



Prologis Essentials

Beyond Standard Solutions

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.

LEARN MORE



Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions



Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators



Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging



Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification
- Instawork achieves 90%+ fill rates with its large workforce network

DISCOVER BENEFITS

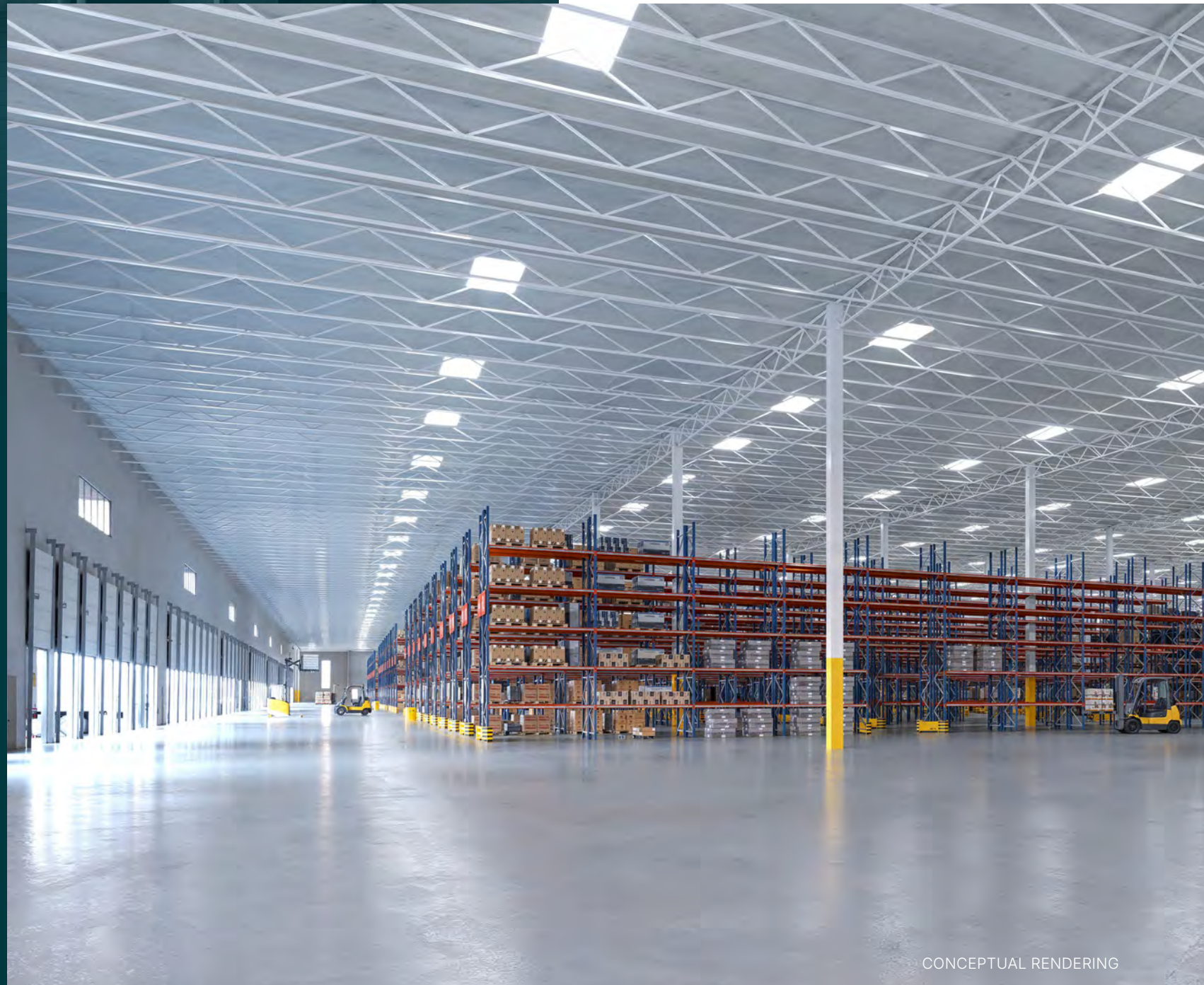
Partner with Prologis

Clear, Simple, Service.

You can count on us as your
trusted partner.

Pairing up with Prologis gives you access to an in-house team of property managers, insights from one of the largest global industrial platforms, and leading sustainability expertise. Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

At Prologis, we deliver on our promises
so you can deliver on yours.



CONCEPTUAL RENDERING

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Prologis Perris Distribution Center 10

PERRIS

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