

FIRST RIDER
LOGISTICS CENTER — by —



NOW COMPLETED



324,382 SF - Logistics Facility

FOR LEASE

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

**AVISON
YOUNG**

PROPERTY FEATURES



**LEED Silver
Rated
Building**

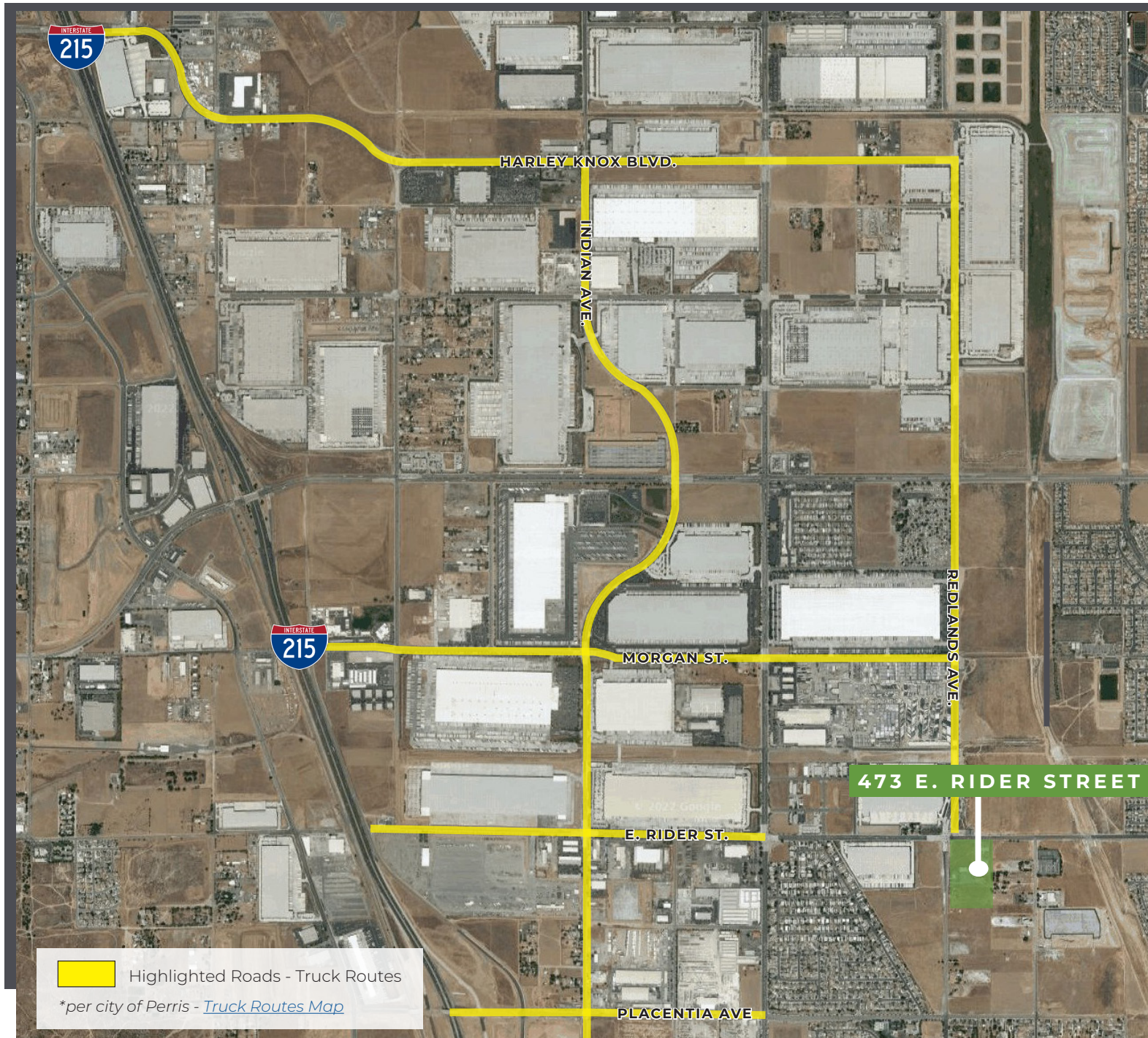
SITE PLAN



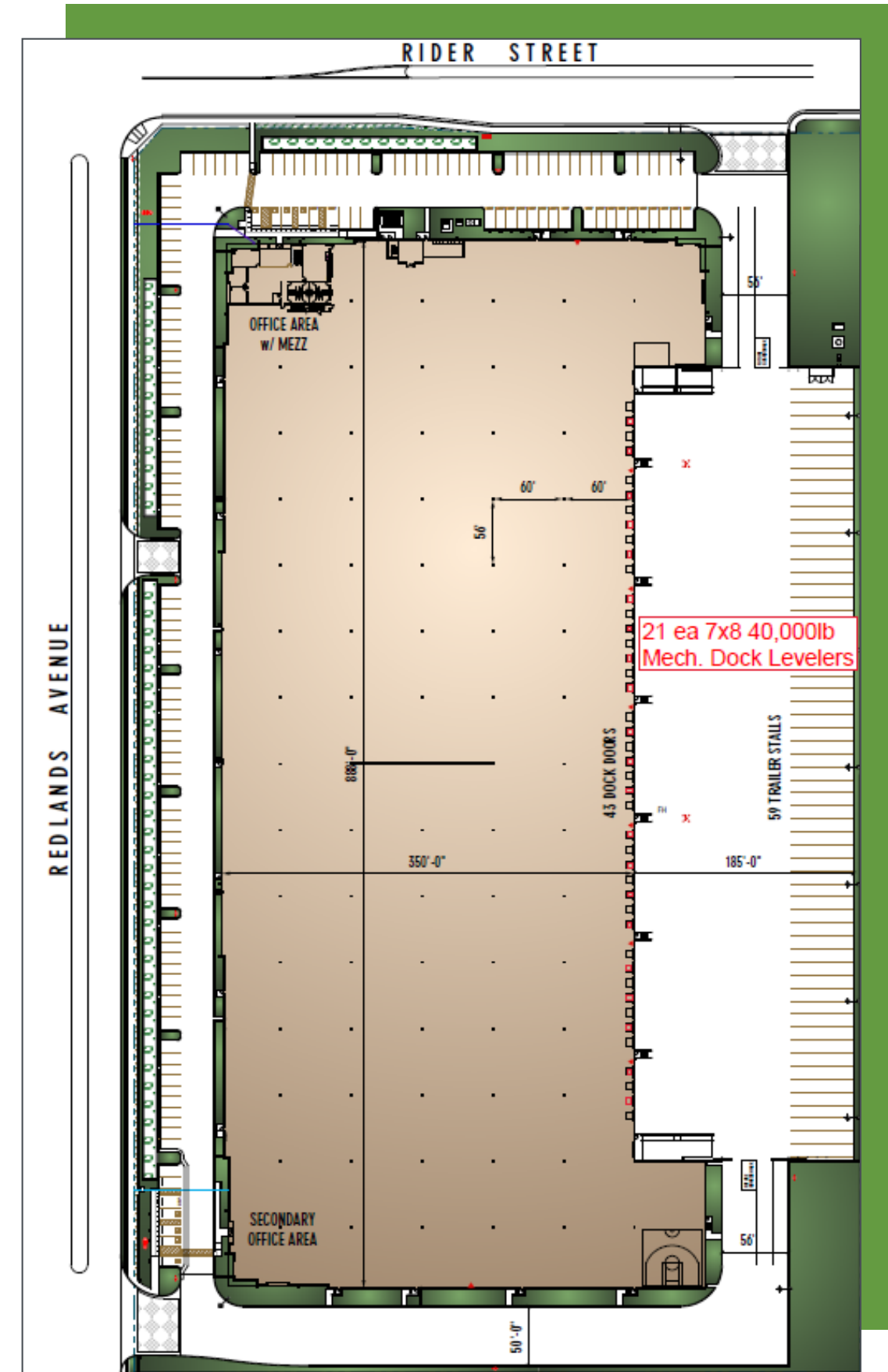
NEW LEASE RATE & BROKER BONUS AVAILABLE

324,382 SF Building Area	14.85 AC Site Area	\$0.95 Lease Rate (PSF)	\$0.241 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



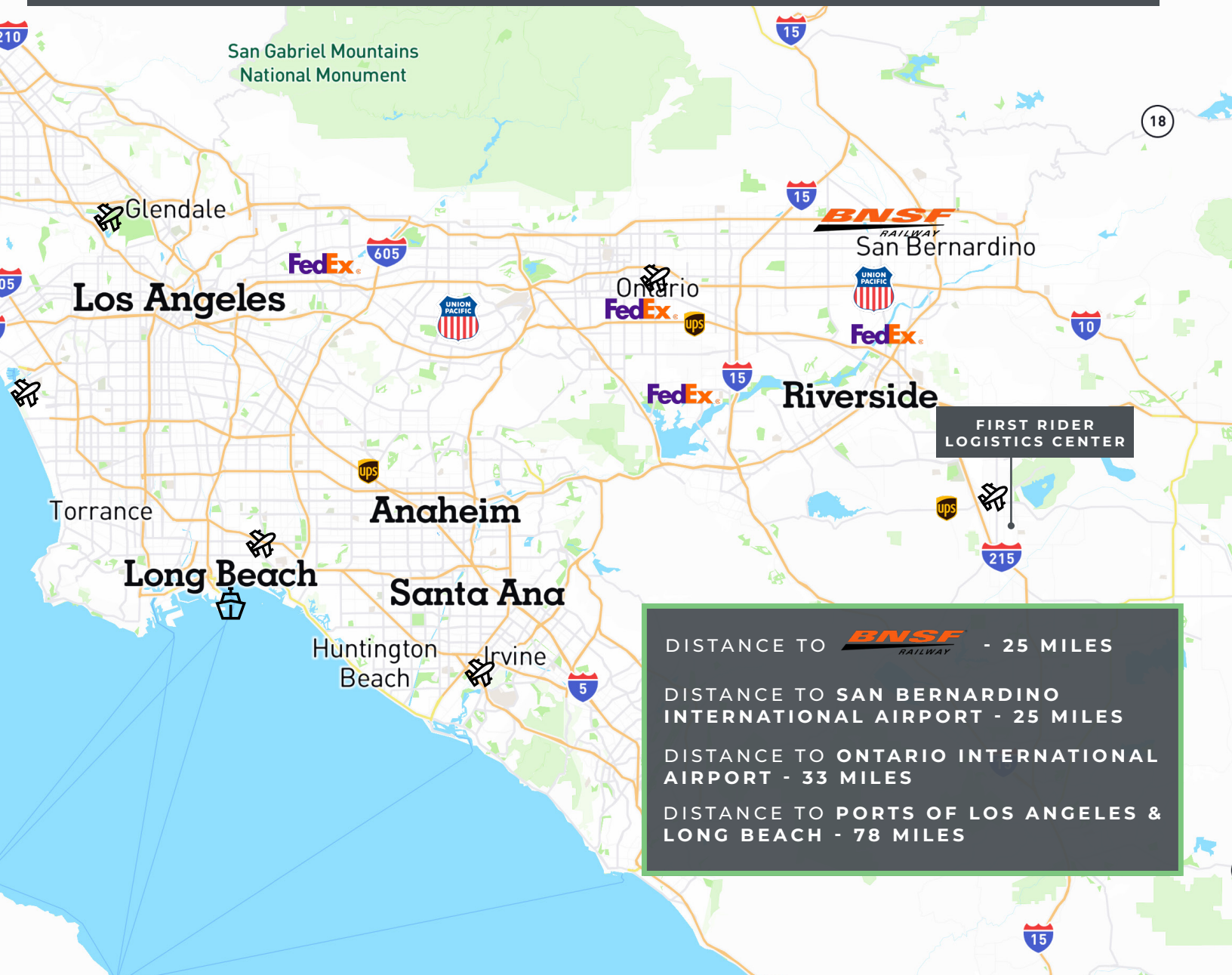
Highlighted Roads - Truck Routes
*per city of Perris - [Truck Routes Map](#)







SOUTHERN CALIFORNIA LOGISTICS NETWORK



**AVISON
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