



5.06 ACRES FOR LEASE OR SALE

Short-Term IOS Possible - BTS Opportunity

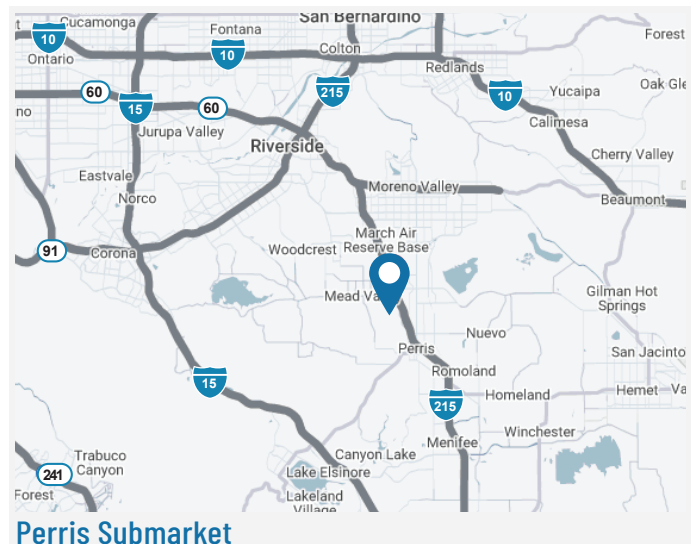
Cajalco Commerce Center - 19651 Patterson Ave., Perris, CA

Property Highlights

- Short-Term Outdoor Storage Possible
- 5.06 Acres
- Unincorporated Riverside County
- Forward Sale Possible
- Opportunity Zone

Build to Suit Opportunity

- Fully Entitled 104,071 SF Building
- 32' Clear Height
- 2,700 SF Office with 2,700 SF Mezzanine
- LED Lighting. Min. 30 FC in Speed bay.
- ESFR Sprinklered
- Silver LEED Certified



Perris Submarket

For Leasing Information:

Cody Wolf
Executive Vice President
O: 909.912.0018 | M: 909.996.5760
cody.wolf@daumcommercial.com
CA DRE #01997598

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Dock Doors
28



Car Parks
81



Clear Height
32'



Drive In Doors
1



Power
2,000 Amp
(Upgradable to 4000 AMP)



Building Depth
153'



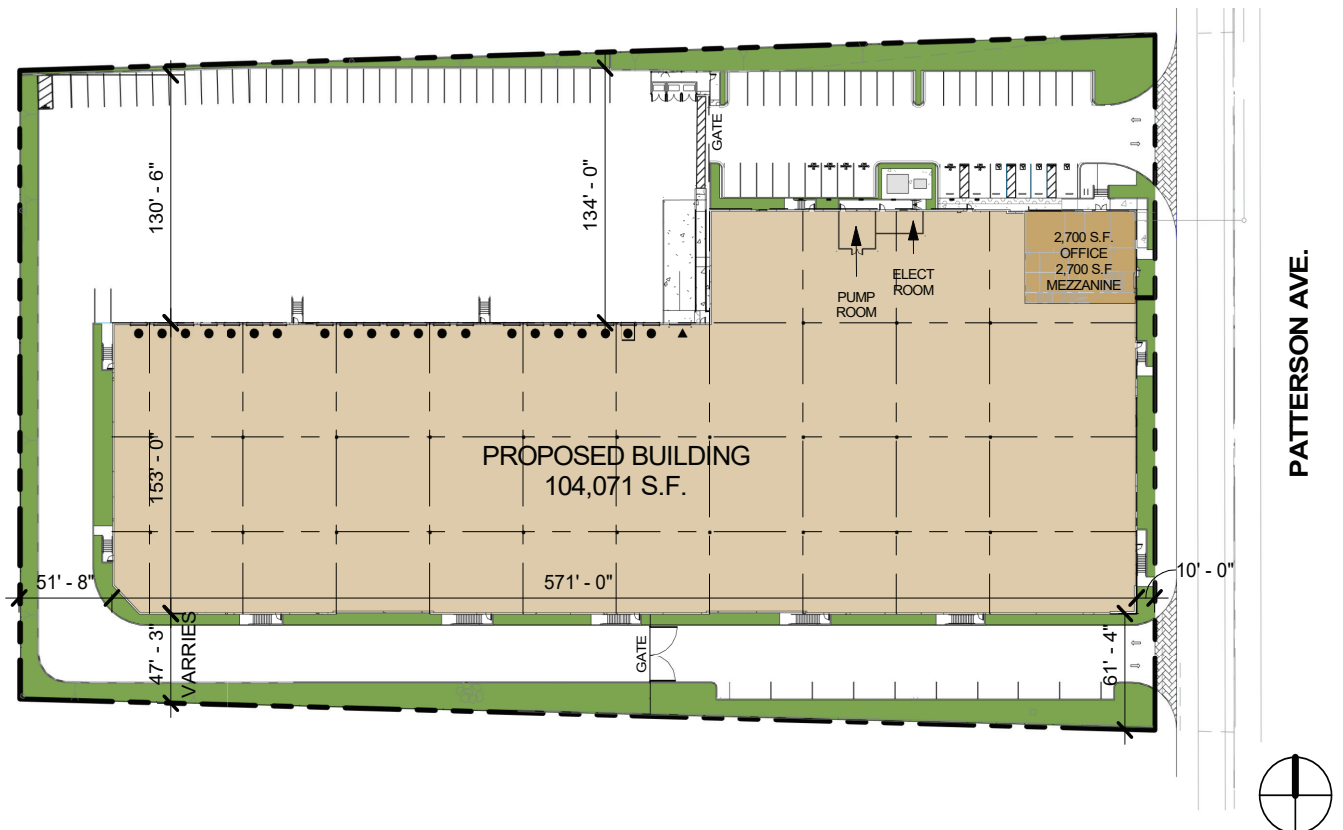
Column Spacing
52'x60'



Truck Court
134'



Sprinklers
ESFR



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