



5.06 ACRES FOR LEASE OR SALE

Short-Term IOS Possible - BTS Opportunity

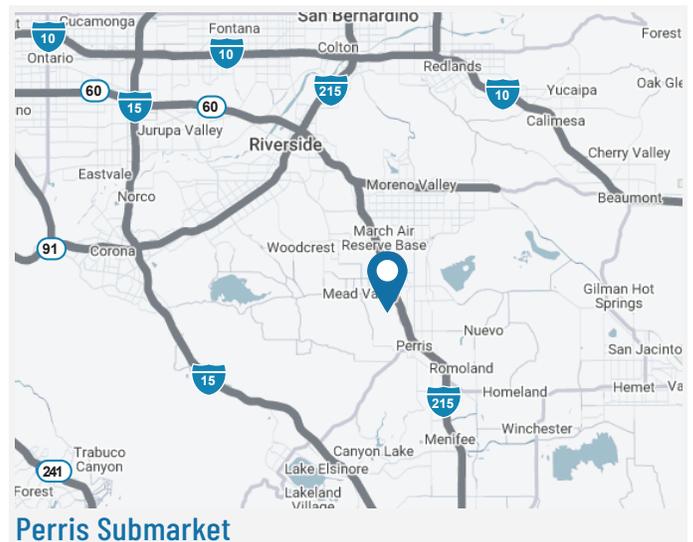
Cajalco Commerce Center - 19651 Patterson Ave., Perris, CA

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



For Leasing Information:

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

Leased by:



Owned by:



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 **Dock Doors**
28

 **Car Parks**
81

 **Clear Height**
32'

 **Drive In Doors**
1

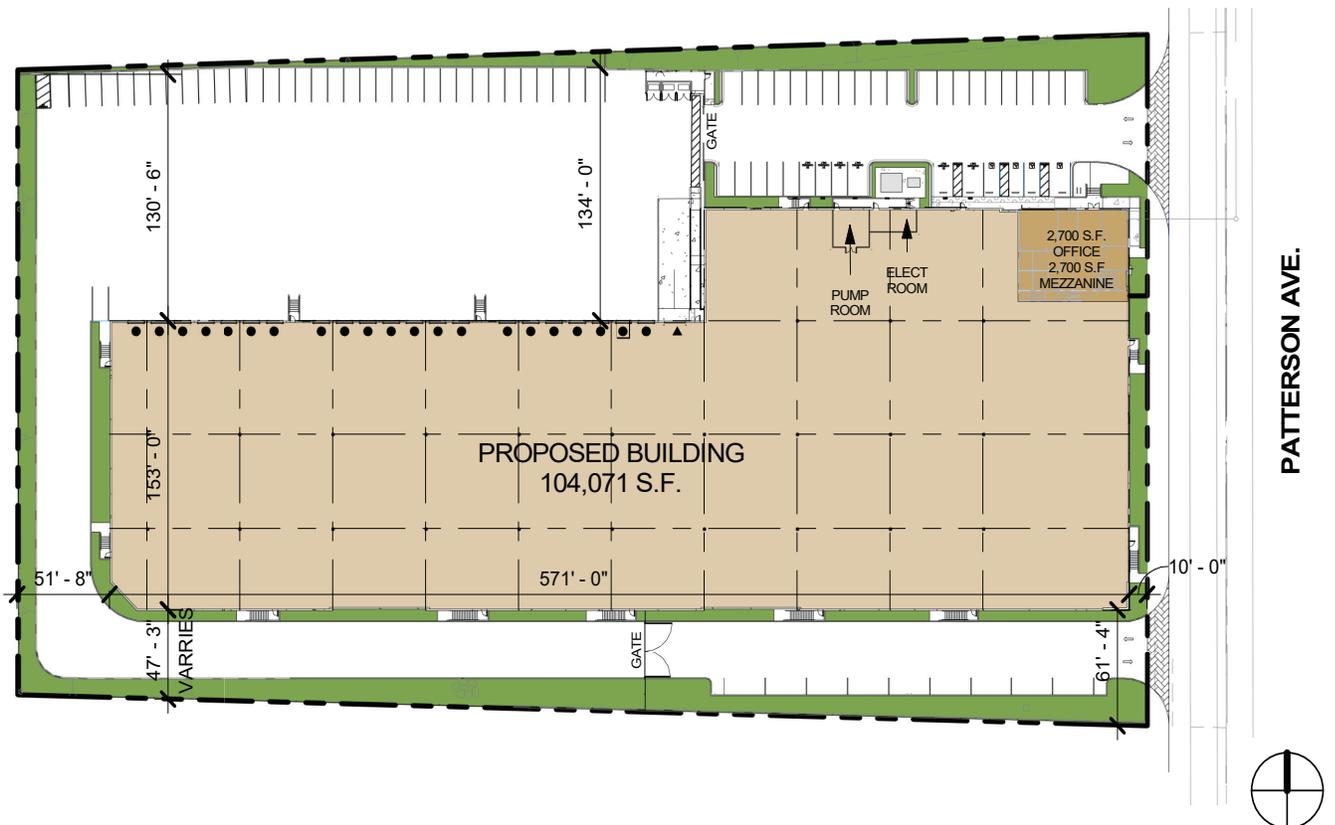
 **Power**
2,000 Amp
(Upgradable to 4000 AMP)

 **Building Depth**
153'

 **Column Spacing**
52'x60'

 **Truck Court**
134'

 **Sprinklers**
ESFR



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COMMERCIAL REAL ESTATE SERVICES

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 **BRIDGE
LOGISTICS
PROPERTIES**

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