



**OPTIMUS**  
LOGISTICS CENTER

**±406,650 SF DISTRIBUTION CENTER**  
4150-4160 PATTERSON AVE., PERRIS, CA



**STATE-OF-THE-ART CONSTRUCTION**

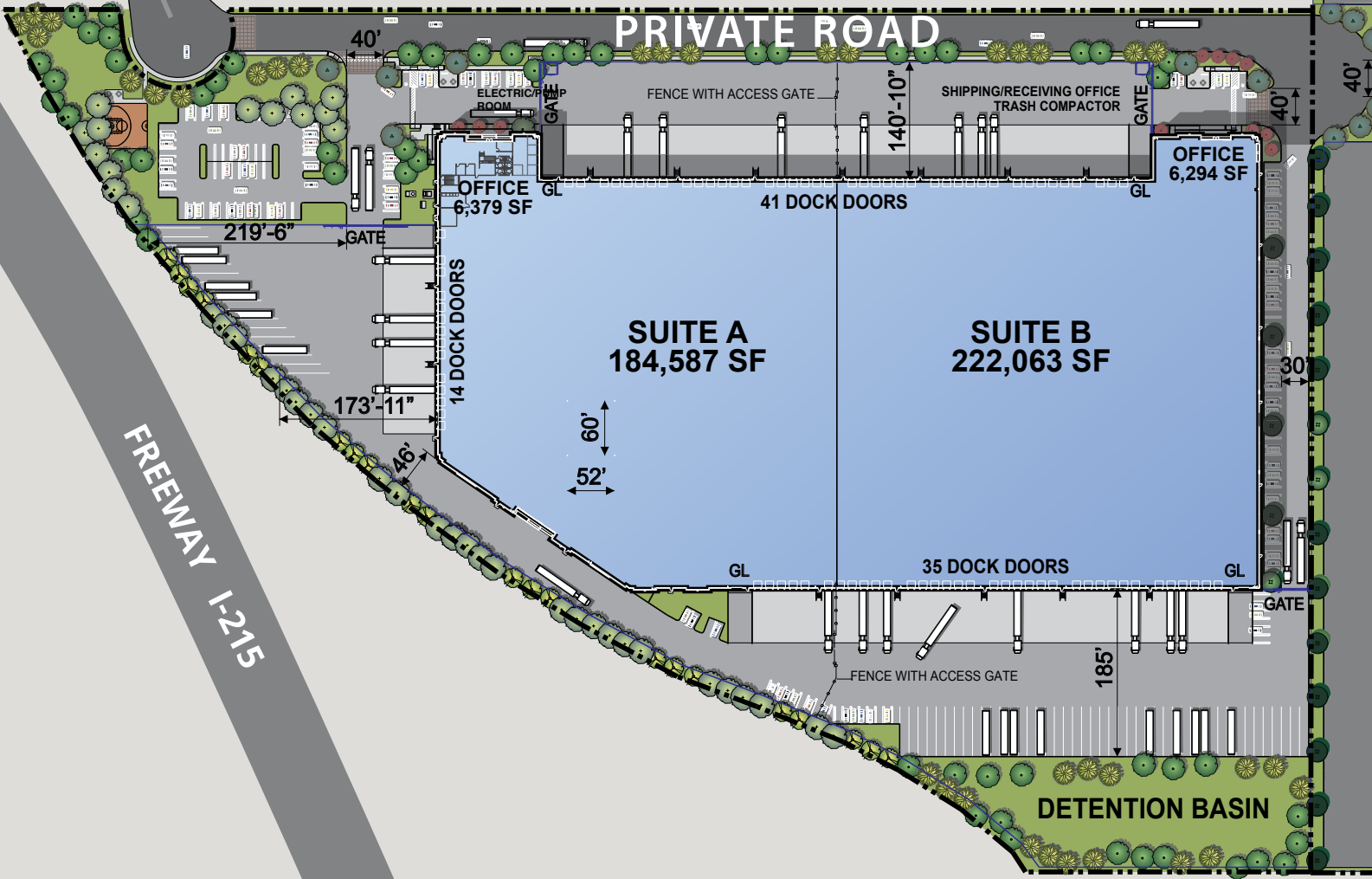


Jones Lang LaSalle Brokerage, Inc. RE License #01856260

PATTERSON AVENUE



PRIVATE ROAD



FREWAY I-215

RAMONA EXPRESSWAY

\*Freeways not to scale



## BUILDING SPECIFICATIONS

- Divisible to ±184,587 SF & ±222,063 SF
- ±12,673 SF of built out offices
- 90 dock-high loading positions (EOD)
  - 26 dock levelers with 30,000 lb capacity
  - 9 dock levelers with 35,500 lb capacity
  - EOD remaining positions
- 4 ground level doors (12' x 14')
- Loading on 3-sides of the building
- All-concrete fully-secured truck courts (up to 219')
- 163 auto stalls
- 61 trailer stalls
- 32' min. clear height @ 6" behind 1st column
- Scrim foil insulation under the roof deck
- ESFR sprinklers with K-25 heads
- 2.0% skylights and 0.5% smoke hatches
- 7" floor slab in warehouse, 4,000 PSI & FF55/FL35
- Two 400 Amp Service (3 Phase) in each suite existing, plus additional 1,600 AMPS available
- Immediate access to I-215 and five other major freeway systems
- ±21.5 Acres Land Area



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LOGISTICS CENTER

FEATURING FREEWAY  
FRONTAGE AND  
VISIBILITY ON I-215



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