



## First Wilson II • 3175 Wilson Avenue • Perris, CA

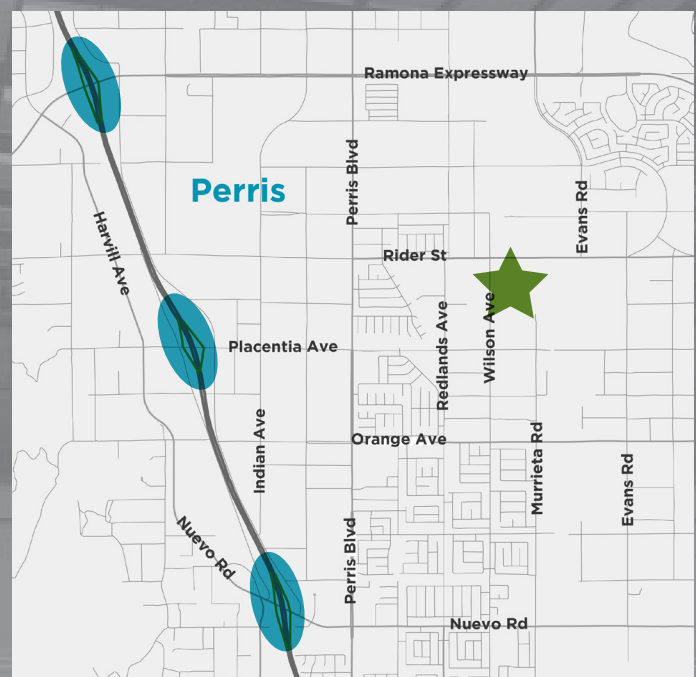
**First Wilson II** is a newly constructed freestanding LEED Silver building featuring 36' clear height, 186' concrete truck court, ESFR, LED lighting, 2.5% skylight ratio, 7" thick floor slab, and fully secured yard. The high image building is located in the premier Inland Empire submarket near the nation's busiest ports of Los Angeles/Long Beach. Strategic access to I-215, I-10, SR-60 and SR-91, and close proximity to the FedEx, UPS, and BNSF Intermodal yard.

### Highlights

<b>Available Space:</b>	154,559 SF on 8.29 Acres
<b>APN:</b>	300-170-008
<b>Ceiling Height:</b>	36' Clear
<b>Sprinkler System:</b>	ESFR (with K-25 Heads)
<b>Loading:</b>	23 DH Doors (9'x10') 2 GL Doors (12'x16') 23 Dock Bumpers and Z-Guards included
<b>Trailer Parking:</b>	33 stalls
<b>Car Parking:</b>	89 spaces
<b>Office Space:</b>	4,821 SF (1st Floor) Built out 4,088 SF (2nd Floor) Bull pen
<b>Electrical:</b>	277/480V 2,000amp Switchgear, 4,000amp UGPS
<b>Easy Access:</b>	I-215, I-10, SR-60 and SR-91



LIVE CONSTRUCTION WEBCAM



## Site Plan

