



# RIDER BUSINESS CENTER

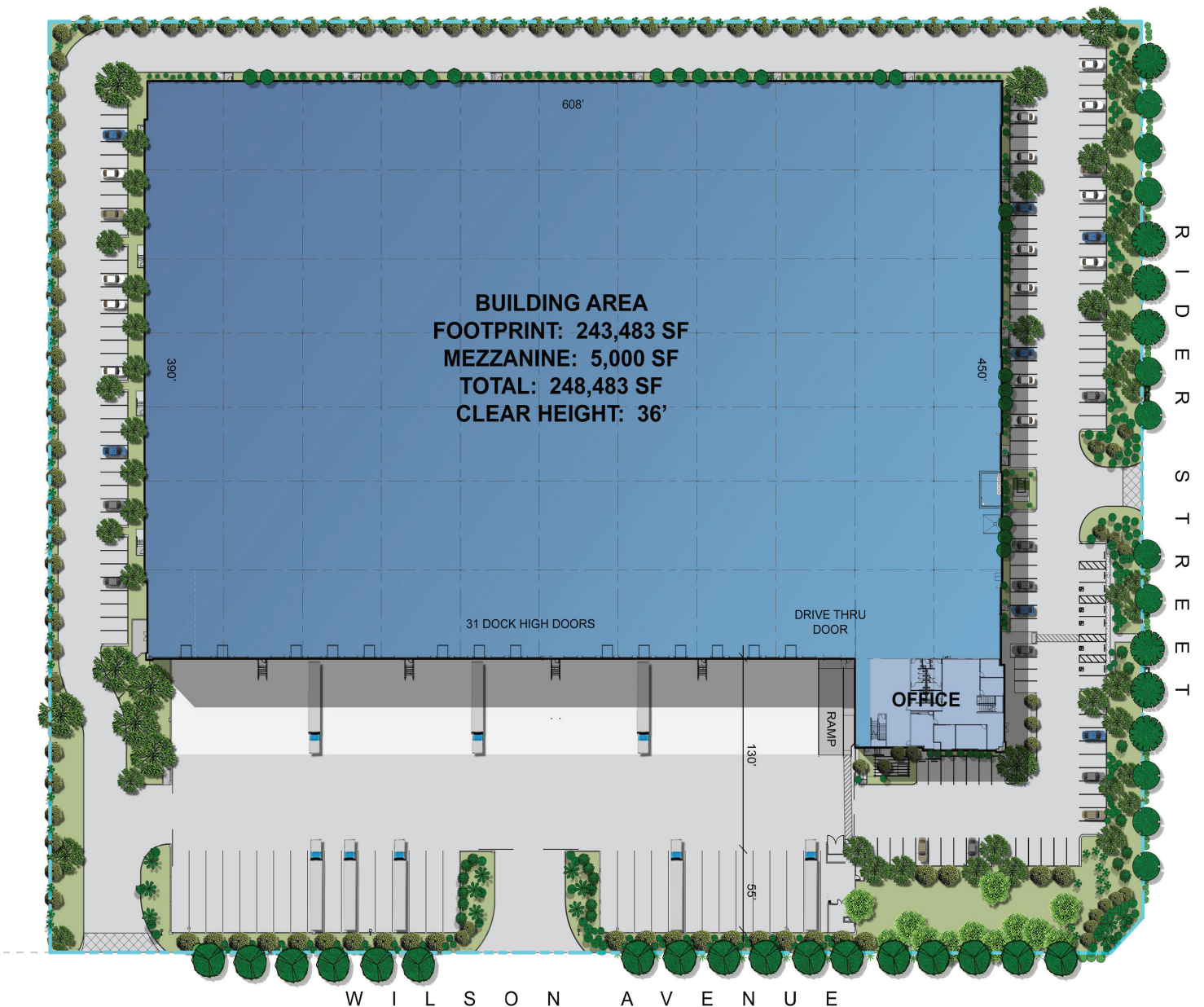
3120 Wilson Avenue, Perris, CA 92571

**248,483 SF Freestanding Industrial Building**

# RIDER BUSINESS CENTER

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Rider Business Center is a Class A freestanding distribution industrial facility located in the Inland Empire East, one of the most robust and premier distribution markets in the country. The 11.18 acre site features excellent access to the 91 freeway, I-215, I-15 and I-10 Interchanges, the Long Beach/Los Angeles port system, three airports (Los Angeles and Ontario International and March Air Force Base), UPS/FedEx Hubs, and the BNSF intermodal yard. Rider Business Center offers immediate access to a multitude of local amenities, a strong workforce, affordable housing and is surrounded by high profile neighbors such as Wayfair, Home Depot, Amazon and Lowe's, to name a few.





NORTH ELEVATION - RIDER AVE



EAST ELEVATION - WILSON AVE



WEST ELEVATION - INTERIOR ELEVATION



SOUTH ELEVATION

## BUILDING SPECIFICATIONS

<b>Building Square Footage</b>	248,483 SF
<b>Office</b>	4,117 SF
<b>Site Area</b>	11.18 acres
<b>Configuration</b>	Front load
<b>Column Spacing</b>	56' x 50'
<b>Clear Height</b>	36' from inside first column line
<b>Dock High Doors</b>	31 – 9' x 10' dock high doors with 14 – 7' x 8' 40k lb. dock levelers
<b>Drive-In Doors</b>	1 drive-in door
<b>Truck Court Depth</b>	185'
<b>Auto Parking</b>	146 auto spaces
<b>Trailer Storage</b>	30 trailer spaces
<b>Slab Thickness</b>	7" 4000 PSI
<b>Electrical</b>	4000 Amp UGPS 277/480V
<b>Lighting</b>	LED site lighting with 3% skylights
<b>Sprinkler</b>	ESFR sprinkler system
<b>Roof</b>	4-ply built-up roof system with 15-year NDL



<b>Interstate 215</b>	± 1.8 miles
<b>Highway 60</b>	± 13.6 miles
<b>March AFB</b>	± 6.4 miles
<b>Ontario International Airport</b>	± 31.5 miles
<b>UPS Ontario Air Hub</b>	± 49 Miles
<b>Port of Long Beach</b>	± 74.0 miles
<b>Port of Los Angeles</b>	± 75.5 miles
<b>Los Angeles International Airport</b>	± 78 miles

