

## **STRATFORD RANCH**Building 2

4555 Redlands Avenue, Perris, CA

**IDI Gazeley** 



Stratford Ranch is a 101.03-acre master-planned park strategically located between the I-215, 60, 91 and I-10 freeways. With close port proximity and market access, Building 2 is a Class A cross-dock facility that can accommodate e-commerce or traditional bulk.

#### **PARK BENEFITS**

- Access to I-215, Highway 60, 91 and I-10 freeways
- Close to amenities
- Located in high profile area
- Affordable housing in region
- No assessment bond encumbrances

#### **CORPORATE NEIGHBORS**

- Whirlpool
- Home Depot
- Harman Electronics
- Proctor and Gamble
- Ross Stores
- Hanes

- Wayfair Furniture
- Lowes
- Harbor Freight
- General Mills
- Fisker Automotive

# 599,113 square feet

TOTAL BUILDING: 599,113 SF

AVAILABLE: 599,113 SF



### Phase 2 — Available October 2016

COLUMN SPACING: 56' x 60'

**CLEAR HEIGHT: 36'** 

TRUCK COURTS: 185'

AUTO PARKING: 178 spaces; expandable

TRAILER PARKING: 223 stalls

LIGHTING: controlled LED exterior

FLOOR SYSTEM: 7" Ductilcrete®

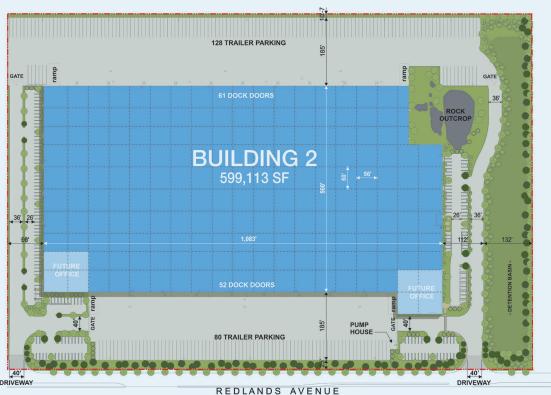
**OVERHEAD DOORS:** 113 - 9' x 10'

**DRIVE-IN DOORS:** 4 - 12' x 14'

**POWER:** 4,000 amp

FIRE SPRINKLER: ESFR

WALL CONSTRUCTION: concrete tilt wall



### Transportation and Logistics

#### **Driving Distances to California Cities**

Los Angeles - 85 miles San Diego - 86.9 miles San Francisco - 448 miles

#### **Driving Distances to Western Markets**

Las Vegas - 269 miles Phoenix - 316 miles Salt Lake City - 667 miles Seattle - 1,372 miles

#### **Ports**

Long Beach - 83 miles Port of Los Angeles - 86 miles

#### Intermodal

BNSF (San Bernardino) - 34 miles Union Pacific (City of Industry) - 50 miles

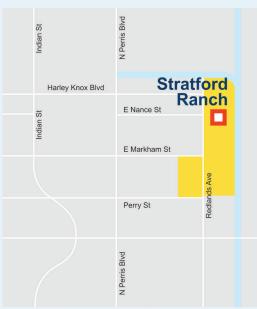
#### Interstate

I-215 Freeway - 2.5 miles Highway 60 - 6 miles 91 Freeway - 14 miles I-10 Freeway - 20 miles

#### **Airport**

Ontario International - 31.6 miles
John Wayne (JWA)/Orange County - 59 miles
Los Angeles Airport (LAX) - 83 miles







3535 Inland Empire Boulevard | Ontario, California 91764

#### For more information and to schedule a tour, please call:

 Bill Heim
 Michael Chavez

 +1.909.373.2901
 +1.909.373.2900

 bheim@lee-assoc.com
 mchavez@lee-assoc.com

+1.213.330.8066

Brian Gagne

brian.gagne@brookfieldlogistics.com

Giancarlo DaPrato, CCIM

+1.949.614.8212

giancarlo.daprato@brookfieldlogistics.com

