



## STRATFORD RANCH Building 2

4555 Redlands Avenue, Perris, CA

[www.brookfieldlogisticsproperties.com](http://www.brookfieldlogisticsproperties.com)

**IDI Gazeley**  
Brookfield Logistics Properties



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**  
 +1.909.373.2901  
 bheim@lee-assoc.com

**Michael Chavez**  
 +1.909.373.2900  
 mchavez@lee-assoc.com

**Brian Gagne**  
 +1.213.330.8066  
 brian.gagne@brookfieldlogistics.com

**Giancarlo DaPrato, CCIM**  
 +1.949.614.8212  
 giancarlo.daprato@brookfieldlogistics.com

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