



# HARVILL DAYTONA BUSINESS PARK

21362 Harvill Avenue, Perris, California, 92570

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

LEASING AGENT

 **CORE5**  
INDUSTRIAL PARTNERS

DEVELOPER

# HARVILL DAYTONA BUSINESS PARK

21362 Harvill Avenue, Perris, California, 92570

Core5 Industrial Partners presents a 197,865 SF state-of-the-art front load industrial building located on 10.96 acres in the County of Riverside, strategically located along the I-215 corridor. The project is close to dining and retail between the Nuevo Road and I-215 freeway interchange.

Harvill Daytona Business Park is the last phase within the Daytona Business Park. The Project has two access points off Harvill Avenue and Daytona Cove. Harvill Daytona Business Park incorporates the latest in concrete technology with a 7" thick Ductilcrete concrete floor slab, 36' vertical clear height, ample car and trailer parking with a gated 175' deep truck court, LED lighting, ESFR sprinkler system, 3% skylights, and rooftop PV solar panel provisions required by the County of Riverside energy codes.

Harvill Daytona Business Park has strategic proximity to the Ports of Los Angeles and Long Beach. Riverside County offers various employment training and hiring incentives to assist in your employment needs. The project is close to several prestigious neighbors including Amazon, Home Depot, Lowe's, Wayfair, and Ross Dress for Less and numerous other national brands. The I-215/ SR-60 freeways is one of the preferred truck routes to and from the ports. The site is also close to the I-15 freeway that connects Southern California to Nevada and the I-10 freeway that connects the Inland Empire to the easterly states.





## BUILDING SPECIFICATIONS

<b>Site Area</b>	+/-10.96 acres
<b>Configuration</b>	Front load
<b>Column Spacing</b>	56' x 60' with 60' speed bays
<b>Clear Height</b>	36' from first column line
<b>Dock High Doors</b>	27 – 9'x10' dock high doors and 4 – 9'x10' knock out panels
<b>Drive-In Doors</b>	1 – 12'x16' drive-in door/ramp and 1 – 12'x16' knock out panel
<b>Truck Court Depth</b>	175'
<b>Auto Parking</b>	175 auto spaces
<b>Trailer Storage</b>	40 trailer spaces
<b>Slab Thickness</b>	7" Ductilcrete®
<b>Electrical</b>	4000 Amps UGPS 277/480 Volt, 3 Phase Panel
<b>Lighting</b>	LED site lighting with 3% skylights
<b>Solar</b>	Rooftop PV Solar system
<b>Roof</b>	4-ply membrane roof with 15-year NDL
<b>Sprinkler</b>	ESFR sprinkler system



Highway 60	±9.1 miles
Interstate 215	±0.2 miles
March AFB	±3.4 miles
UPS Ontario Air Hub	±24.5 Miles
Ontario International Airport	±26.4 miles
Port of Los Angeles	±56.0 miles
Port of Long Beach	±59.0 miles
Los Angeles International Airport	±67.0 miles



**Jon Kelly**  
 Vice President Developments  
 O 949.467.3290  
 C 949.702.4548  
 jkelly@c5ip.com

**Alan J. Sharp**  
 Consultant to Core5  
 O 949.467.3280  
 C 949.702.4548  
 alanjsharp@cox.net



**Finn Comer**  
 Senior Vice President  
 License ID #00789864  
 O 951.276.3618  
 C 951.237.6482  
 fcomer@leeriverside.com

**Michael Chavez**  
 Principal/Senior Vice President  
 License ID #00929693  
 O 909.989.7771  
 C 951.206.5776  
 mchavez@lee-assoc.com