



RIDER BUSINESS CENTER

3120 Wilson Avenue, Perris, CA 92571

248,483 SF Freestanding Industrial Building

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

LEASING AGENT

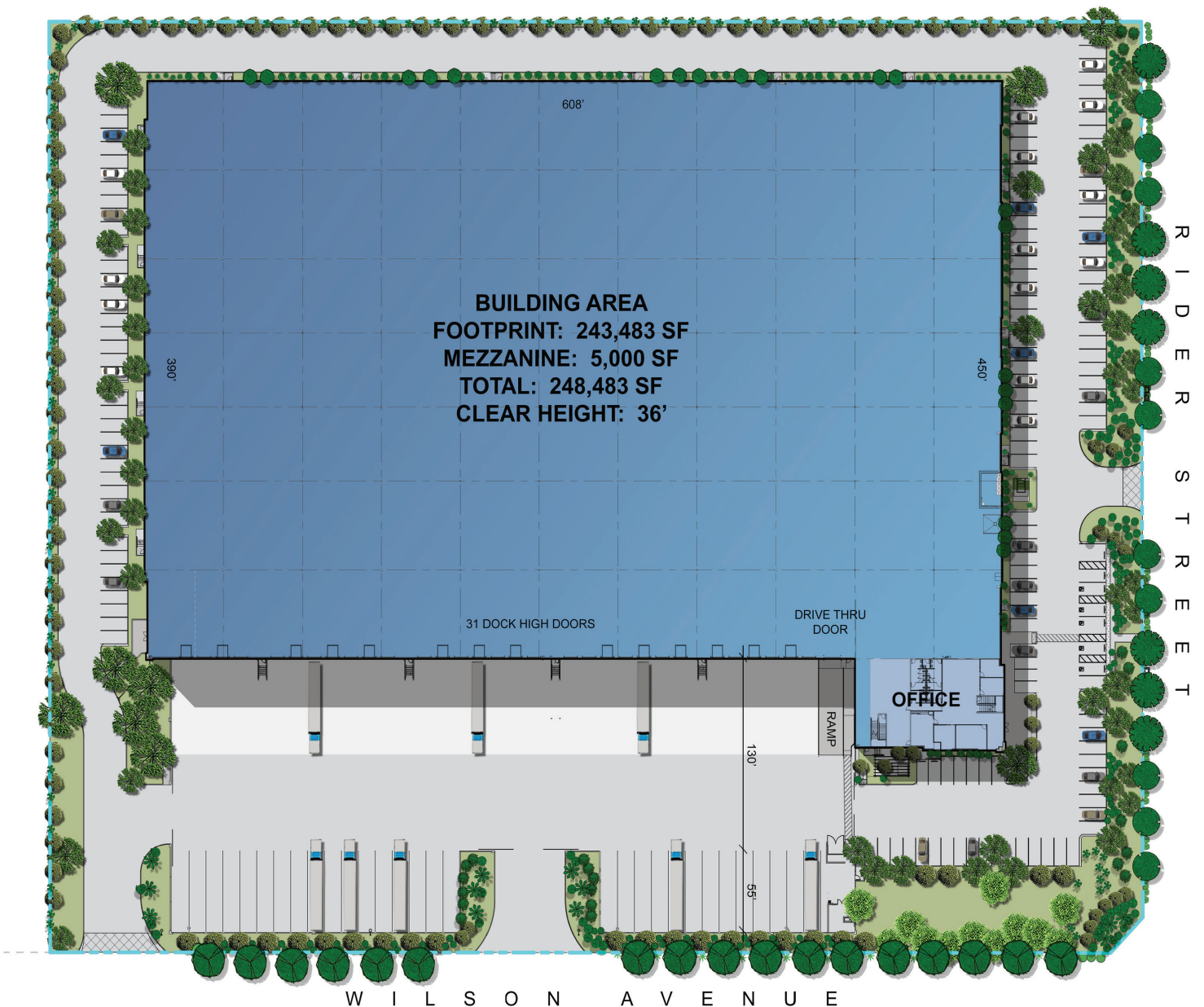
 **CORE5**
INDUSTRIAL PARTNERS

DEVELOPER

RIDER BUSINESS CENTER

3120 Wilson Avenue, Perris, CA 92571

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



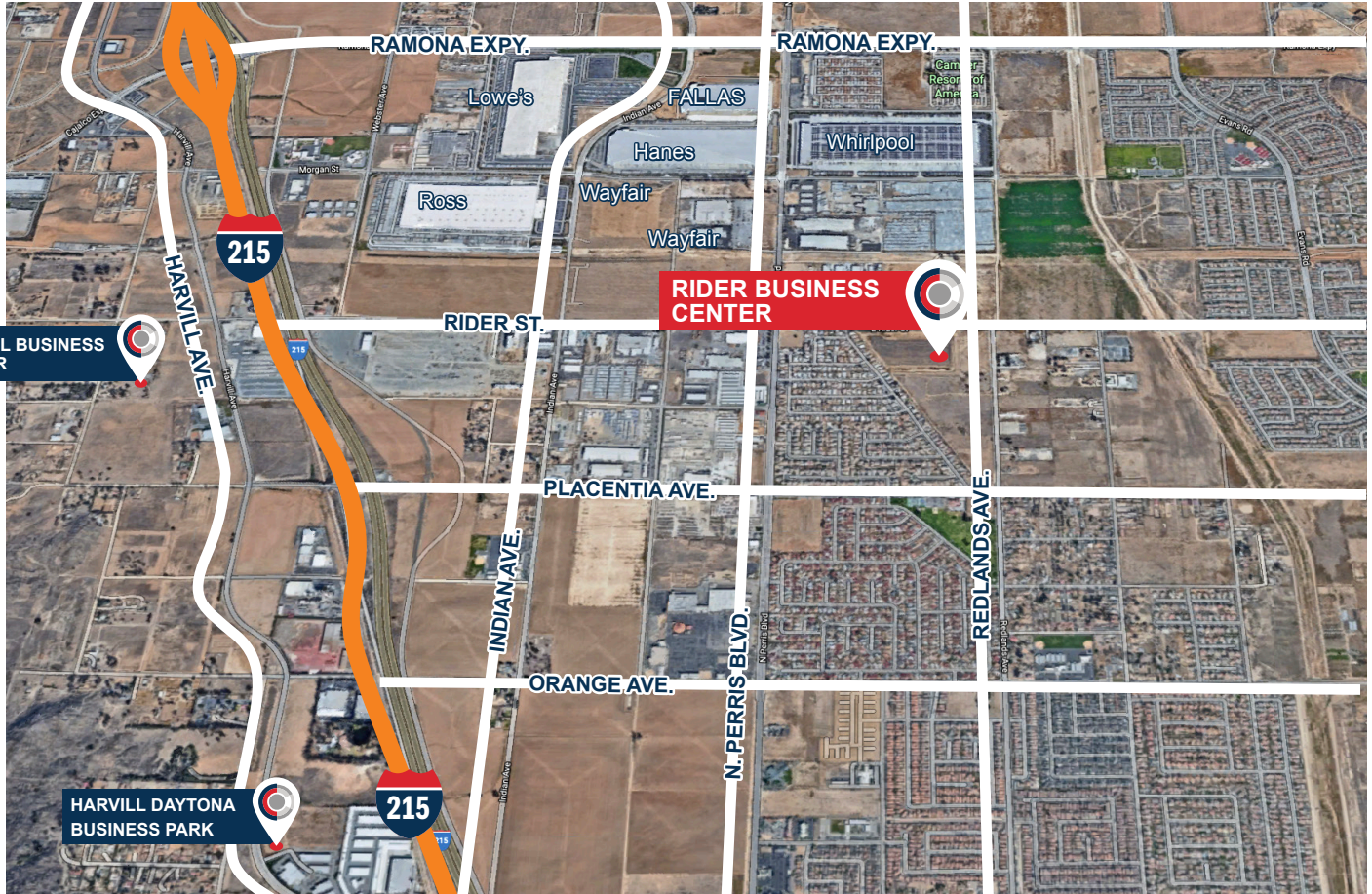
WEST ELEVATION - INTERIOR ELEVATION



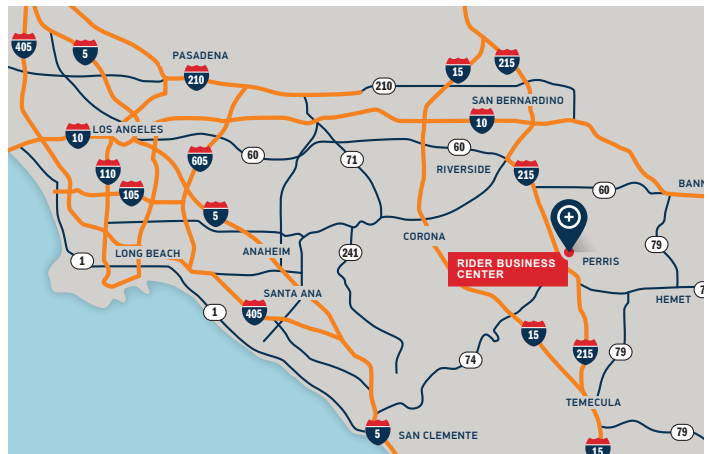
SOUTH ELEVATION

BUILDING SPECIFICATIONS

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



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



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