



RIDER BUSINESS CENTER
Perris, CA

AVAILABLE NOW

[MORE INFORMATION ►](#)

AVAILABLE PROPERTIES

Q3 2023



FEATURED PROPERTY

[MORE INFORMATION ►](#)

RIDER BUSINESS CENTER

3120 Wilson Avenue, Perris, CA 92571 | **AVAILABLE NOW**

CONTACT

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SPECIFICATIONS

Square Footage	248,483 SF	Truck Court Depth	185'
Spec Office	4,117 SF	Auto Parking	146 spaces
Site Area	11.18 acres	Trailer Parking	30 spaces
Configuration	Front load	Slab Thickness	7" 4000 PSI
Column Spacing	56' x 50'	Sprinkler System	ESFR
Clear Height	36' from inside first column line	Electrical	4,000 amp UGPS 277/480 volt
Dock High Doors	31 - 9' x 10' with 14 - 7' x 8' 40k lb. dock levelers	Lighting	LED site lighting with 3% skylights
Drive-In Doors	1	Roof	4-ply built-up roof system with 15-year NDL



From custom-designed facilities for the world’s most celebrated brands to helping startups break new ground in buildings Core5 develops and owns, we are entrepreneurs at heart, always looking for fresh solutions to meet clients’ real estate needs. Core5’s industrial laser focus, privately held status and enduring relationships with architects and other industry experts allow us to smartly find answers to dilemmas that other firms find unmanageable.

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ARIZONA



SCHRADER FARMS BUSINESS PARK - BLDG A Queen Creek Road and McQueen Road, Chandler, AZ 85286

92,367 SF available Q4 2024

- Multi-phase development to include 6 buildings
- 32' clear height
- Rear-load configuration
- 24 - 9' x 10' dock high doors and 6 - 12' x 14' drive in ramp doors
- 130' truck court depth
- 121 auto spaces

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[MORE INFORMATION ►](#)



SCHRADER FARMS BUSINESS PARK - BLDG B Queen Creek Road and McQueen Road, Chandler, AZ 85286

171,987 SF available Q4 2024

- Multi-phase development to include 6 buildings
- 32' clear height
- Rear-load configuration
- 28 - 9' x 10' dock high doors and 5 - 12' x 14' drive in ramp doors
- 135' truck court depth
- 352 auto spaces

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[MORE INFORMATION ►](#)

CALIFORNIA

MOVE-IN READY



ARROW BUSINESS CENTER

11770 Arrow Route, Rancho Cucamonga, CA 91730

49,291 SF available now

- Single rear-load building
- 32' measured from 6" inside first column line
- 5 - 9' x 10' dock doors and 1 drive-in door
- 46 auto spaces / 5 trailer spaces
- 7" reinforced 4,000 PSI PCC
- 52' wide x 70' with 70' speed bays

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[MORE INFORMATION ►](#)

MOVE-IN READY



RIDER BUSINESS CENTER

3120 Wilson Avenue, Perris, CA 92571

248,483 SF available now

- Front load configuration
- 36' clear height from first column line
- 31 - 9' x 10' dock high doors with 14 - 7' x 8' 40k lb. dock levelers
- 1 drive-in door
- 185' truck court depth
- 146 auto spaces

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[MORE INFORMATION ►](#)

GEORGIA



EFFINGHAM BUSINESS CENTER

Old Augusta Road, Rincon, GA 31326

362,880 – 401,760 SF available Q1 2025

- Located 5 miles from I-95 and 14.3 miles from I-16
- Less than 9.5 miles from Gate 8 at the GA Ports Authority's Garden City Terminal
- 36' clear height in both buildings
- 185' truck courts

CONTACT

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[MORE INFORMATION ►](#)

MOVE-IN READY



GREAT VALLEY COMMERCE CENTER - BLDG 2

100 Logistics Parkway Northeast, White, GA 30184

824,840 SF available Q3 2023

- 5,095 SF of spec office
- Cross-dock configuration
- 40' clear height
- 500 auto spaces / 159 trailer spaces
- Warehouse lights
- Dock levelers at every other door

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[MORE INFORMATION ►](#)

MOVE-IN READY



GREAT VALLEY COMMERCE CENTER - BLDG 3

Logistics Parkway Northeast, White, GA 30184

1,044,964 SF available for Build-to-Suit

- 40' clear height
- 624' building depth
- 696 auto spaces / 237 trailer spaces
- Cross-dock configuration
- Warehouse lights
- Dock levelers at every other door

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MOVE-IN READY



GREAT VALLEY COMMERCE CENTER - BLDG 4

Logistics Parkway Northeast, White, GA 30184

290,140 SF available Q4 2023

- Front-load configuration
- 36' clear height
- 179 auto spaces / 65 trailer spaces
- Warehouse lights
- Dock levelers at every other door
- 2,382 SF of spec office

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GEORGIA *continued*

MOVE-IN READY



NORTHEAST 85 LOGISTICS CENTER - BLDG 2

421 Toy Wright Road, Pendergrass, GA 30567

1,174,012 SF available Q3 2023

- Cross-dock configuration
- 40' clear minimum
- 517 auto spaces / 287 trailer spaces
- Warehouse lights
- Dock levelers at every other door
- 5,231 SF of spec office

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[MORE INFORMATION ►](#)

INDIANA

MOVE-IN READY



C5 I-65 PARK SOUTH LOGISTICS CENTER AT WHITELAND - BLDG 1

185 Bob Glidden Boulevard, Whiteland, IN 46184

602,421 SF available now

- Cross-dock configuration
- 40' clear height
- 316 auto spaces / 172 trailer spaces

CONTACT

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[MORE INFORMATION ►](#)



C5 I-65 PARK SOUTH LOGISTICS CENTER AT WHITELAND - BLDG 2

186 Bob Glidden Boulevard, Whiteland, IN 46184

1,195,623 SF pad ready

- Cross-dock configuration
- 40' clear height
- 791 auto spaces / 255 trailer spaces

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[MORE INFORMATION ►](#)

MOVE-IN READY



C5 INDIANAPOLIS EAST

6437 Enterprise Drive, McCordsville,
Hancock County, IN 46055

1,236,162 SF available now

- 635 auto spaces / 259 trailer spaces
- Cross-dock configuration
- 40' clear height

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[MORE INFORMATION ►](#)

KENTUCKY

MOVE-IN READY



C5 75 LOGISTICS CENTER SOUTH

100 Final Mile Boulevard
Unincorporated Boone County, KY 41094

891,314 SF available now

- 1 mile from I-75
- 40' clear height
- 492 auto spaces / 173 trailer spaces

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[MORE INFORMATION ►](#)

MOVE-IN READY



C5 AIRPORT EAST LOGISTICS CENTER - BLDG 2

7050 New Buffington Road, Elsmere,
Kenton County, KY, 41042

583,858 SF available now

- Cross-dock configuration
- 40' clear height
- 416 auto spaces / 109 trailer spaces

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MOVE-IN READY



BULLITT 2 LOGISTICS CENTER

251 Buffalo Run Road, Shepherdsville,
Bullitt County, KY 40165

436,716 SF available now

- 308 auto spaces / 64 trailer spaces
- Located only one mile from I-65
- 12 miles from UPS Worldport
- I-65 visibility

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[MORE INFORMATION ►](#)

MARYLAND



CORE5 AT I-70 - BLDG A

5201 Green Valley Road, Monrovia, MD 21770

307,066 SF availability TBD

- Direct access right off I-70 interstate
- Close proximity to Washington DC & Baltimore NSA
- Rear-load configuration
- Business park setting

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[MORE INFORMATION ►](#)

MARYLAND *continued*



CORE5 AT I-70 - BLDG B

5205 Green Valley Road, Monrovia, MD 21770

244,666 SF availability TBD

- Direct access right off I-70 interstate
- Close proximity to Washington DC & Baltimore NSA
- Rear-load configuration
- Business park setting

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[MORE INFORMATION ►](#)

MISSISSIPPI

MOVE-IN READY



HORN LAKE 55 BUSINESS CENTER - BLDG A

Horn Lake, MS

581,883 SF available Q3 2023

- Cross-dock configuration
- 130-185' truck court
- 340 auto spaces / 76-132 trailer spaces
- 110 dock high doors and 4 drive in doors
- Warehouse lights
- Dock levelers at every other door
- 2,750 SF of spec office

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[MORE INFORMATION ►](#)

MOVE-IN READY



HORN LAKE 55 BUSINESS CENTER - BLDG B

Horn Lake, MS

200,268 SF available Q3 2023

- Rear-load configuration
- 185' truck court
- 180 auto spaces / 47 trailer spaces
- 33 dock high doors / 2 drive in doors
- Warehouse lights
- Dock levelers at every other door
- 2,401 SF of spec office

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[MORE INFORMATION ►](#)

NEW JERSEY



KELLY LOGISTICS PARK - BLDG 1

Harding Highway & Pointers Auburn Road

371,000 SF – 1.7 MSF
(Building 1 available Q3 2024)

- Total of 3.8 MSF across five buildings
- Four miles to New Jersey Turnpike
- Less than three miles to I-295
- 35 miles to Philadelphia

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[MORE INFORMATION ►](#)

OHIO

MOVE-IN READY



C5 ENCORE LOGISTICS CENTER - BLDG 1

760 Encore Drive, OH, 45036

1,183,475 SF available now

- 40' clear height
- Cross-dock configuration
- 651 auto spaces / 546 trailer spaces

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[MORE INFORMATION ►](#)

MOVE-IN READY



C5 ENCORE LOGISTICS CENTER - BLDG 3

414 Encore Drive, OH, 45036

538,525 SF available now

- Located 1.1 miles from I-75 (exit 29)
- 40' clear height
- 390 auto spaces / 132 trailer spaces

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[MORE INFORMATION ►](#)



C5 GATEWAY LOGISTICS CENTER - BLDG 1

1025 Enterprise Parkway South, West Jefferson,
Madison County, OH 43162

1,841,747 SF pad ready

- Located less than 3/4 mile from Interstate 70 and off of SR 29
- Cross-dock facility
- 1068 auto spaces / 479 trailer spaces

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[MORE INFORMATION ►](#)

OHIO *continued*

MOVE-IN READY



C5 GATEWAY LOGISTICS CENTER - BLDG 3

1050 Gateway Park Drive, West Jefferson,
Madison County, OH 43162

747,520 SF available now

- Located less than 3/4 mile from Interstate 70 and off of SR 29
- Cross-dock facility
- 40' clear height
- 396 auto spaces / 171 trailer spaces

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[MORE INFORMATION ►](#)

PENNSYLVANIA



CORE5 AT CODORUS CREEK - BLDG D

560 Busser Road, York, PA 17406

340,809 SF available Q2 2024

- Business park setting
- 36' clear height
- Infill location
- Robust blue collar labor pool

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[MORE INFORMATION ►](#)



CORE5 AT CODORUS CREEK - BLDG E

600 Busser Road, York, PA 17406

300,469 SF available Q2 2024

- Business park setting
- 36' clear height
- Infill location
- Robust blue collar labor pool

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[MORE INFORMATION ►](#)



CORE5 AT I-283 BUILDING A

1295 E. Main Street, Mount Joy, PA 17552

249,706 SF available Q1 2025

- Superior access less than 1 mile from interstate
- Robust labor pool
- Rear-load configuration
- Close proximity to UPS/FedEx hubs

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[MORE INFORMATION ►](#)

PENNSYLVANIA *continued*



CORE5 AT I-283 BUILDING B 1295 E. Main Street, Mount Joy, PA 17552

218,778 SF available Q1 2025

- Superior access less than 1 mile from interstate
- Robust labor pool
- Rear-load configuration
- Close proximity to UPS/FedEx hubs

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[MORE INFORMATION ►](#)

MOVE-IN READY



CORE5 AT I-78 COMMERCE CENTER Route 183, Strausstown, PA

809,402 SF available now

- Cross-dock configuration
- 40' clear height
- Less than 1½ miles to interstate
- 2 hours to New York City via I-78

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[MORE INFORMATION ►](#)

MOVE-IN READY



CORE5 AT LYTLE FARM - BLDG 1 1495 Harrisburg Pike, Middletown, PA

554,260 SF available now

- Business park setting
- 40' clear height
- Cross-dock configuration
- Less than 1½ miles to interstate
- Robust labor pool in nearby Middletown/Steelton
- Less than 10 minutes from new UPS mega ground hub & FedEx

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[MORE INFORMATION ►](#)

MOVE-IN READY



CORE5 AT MIDDLETOWN - BLDG 1 3327 E. Harrisburg Pike, Middletown, PA

1,219,021 SF available now

- Cross-dock configuration
- 40' clear height
- Less than 1 mile from interstate
- Robust labor pool in nearby Middletown/Steelton
- Less than 10 minutes from new UPS mega ground hub & FedEx

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[MORE INFORMATION ►](#)

PENNSYLVANIA *continued*

MOVE-IN READY



CORE5 AT MIDDLETOWN - BLDG 2

3751 E. Harrisburg Pike, Middletown, PA

305,870 SF available now

- Rear-load configuration
- 36' clear height
- Less than 1 mile from interstate
- Robust labor pool in nearby Middletown/Steelton
- Less than 10 Minutes from new UPS mega ground hub & FedEx

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[MORE INFORMATION ►](#)

MOVE-IN READY



CORE5 AT PARK31 LANSDALE - BLDG A

505 Wambold Road, Souderton, PA

199,360 SF available now

- Business park setting
- Last mile location
- 1.75 miles to interstate
- Robust labor pool

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[MORE INFORMATION ►](#)

MOVE-IN READY



CORE5 AT PARK31 LANSDALE - BLDG B

515 Wambold Road, Souderton, PA

199,560 SF available now

- Business park setting
- Last mile location
- 1.75 miles to interstate
- Robust labor pool

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[MORE INFORMATION ►](#)



CORE5 AT STROUDSBURG

246 Warner Road, Tannersville, PA

702,000 SF available Q1 2025

- Cross-dock configuration
- 40' clear height
- Less than 1.5 miles to interstate
- 1½ hours to New York City via I-80

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[MORE INFORMATION ►](#)

TENNESSEE



WHITEHOUSE I-65 BUSINESS CENTER

1204 Loves Lane, White House, TN, 37188

309,960 SF available Q3 2024

- Less than ½ mile from I-65
- Divisible to ±100,000 SF
- 30 minute drive from downtown Nashville
- 36' clear minimum

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[MORE INFORMATION ►](#)

TEXAS *continued*



C5 AT LEY ROAD

Houston, TX

408,240 SF available Q1 2024

- Cross-dock configuration
- 36' clear height from first column line
- 283 auto spaces / 78 trailer spaces

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C5LC AT I-35 - BLDG A

NE Corner of I-35E & Bear Creek Road, Lancaster, TX

327,380 SF available Q4 2023

- Excellent access to I-35
- 36' clear height
- Rear-load configuration

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C5LC AT I-35 - BLDG B

NE Corner of I-35E & Bear Creek Road, Lancaster, TX

276,880 SF available Q4 2023

- Excellent access to I-35
- 36' clear height
- Rear-load configuration

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[MORE INFORMATION ►](#)



C5LC AT INTERSTATE 10 - BLDG A

Interstate 10, Schertz, TX

536,068 SF available Q2 2024

- Cross-dock configuration
- 36' clear minimum
- Frontage on Interstate 10
- 12 miles east of downtown San Antonio

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[MORE INFORMATION ►](#)



C5LC AT INTERSTATE 10 - BLDG B

Interstate 10, Schertz, TX

468,280 SF available Q2 2024

- Rear-load configuration
- 36' clear minimum
- Frontage on I-10
- 12 miles east of downtown San Antonio

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[MORE INFORMATION ►](#)



C5LC AT PLEASANT RUN

Pleasant Run Road, Lancaster, TX

1,026,304 SF pad ready Q2 2023

- Cross-dock configuration
- 36' clear minimum
- ½ mile west of I-45 and 5 miles south of I-20
- 387 auto spaces

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[MORE INFORMATION ►](#)



CORE5 AT PERIMETER PARK - BLDG A

International Parkway, Dallas, TX

113,864 SF available Q4 2023

- Excellent access to I-635 and future access to frontage road
- Front-load configuration
- 32' clear height
- Can accommodate tenants 50,000-113,700 SF

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[MORE INFORMATION ►](#)

TEXAS *continued*



CORE5 AT PERIMETER PARK - BLDG B

International Parkway, Dallas, TX

183,764 SF available Q4 2023

- Excellent access to I-635 and future access to frontage road
- Front-load configuration
- 32' clear height
- Can accommodate tenants 90,000-183,600 SF

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[MORE INFORMATION ►](#)



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