

# First Wilson II • 3175 Wilson Avenue • Perris, CA

**First Wilson II** is a newly constructed freestanding LEED Silver building featuring 36' clear height, 186' concrete truck court, ESFR, LED lighting, 2.5% skylight ratio, 7" thick floor slab, and fully secured yard. The high image building is located in the premier Inland Empire submarket near the nation's busiest ports of Los Angeles/Long Beach. Strategic access to I-215, I-10, SR-60 and SR-91, and close proximity to the FedEx, UPS, and BNSF Intermodal yard.

### Highlights

Available Space: 154,559 SF on 8.29 Acres

**APN:** 300-170-008 **Ceiling Height:** 36' Clear

Sprinkler System: ESFR (with K-25 Heads)

Loading: 23 DH Doors (9'x10') Equipped

with 11-40k lb. Serco Levelers

2 GL Doors (12'x16') Z-Guards included

Trailer Parking: 33 stalls

Car Parking: 89 spaces

Office Space: 4,821 SF (1st Floor) Built out

4,088 SF (2nd Floor) Bull pen

Electrical: 277/480V 2,000amp Switchgear,

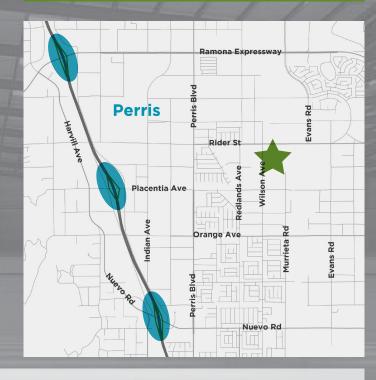
4,000amp UGPS

Lighting: LED High Bay Warehouse Lighting

Easy Access: I-215, I-10, SR-60 and SR-91



### LIVE CONSTRUCTION WEBCAM

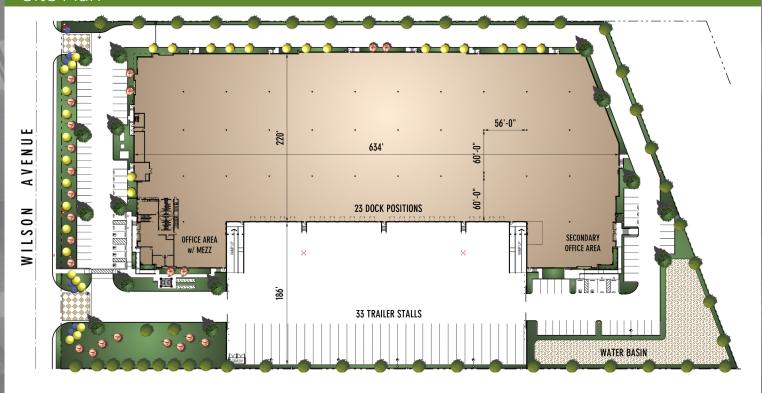




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#### Site Plan



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