

NUEVO

Distribution Center

NEARING COMPLETION

207,130 SF DISTRIBUTION BUILDING



nuevodistributioncenter.com

4,000 AMP UGPS
2,000 AMP SERVICE

4,950 SF
OFFICE SPACE

2.5%
SKYLIGHTS

ESFR
SPRINKLERS

46
DOCK DOORS

81
TRAILER STALLS

36'
CLEAR HEIGHT

185'
TRUCK COURT

165
AUTO PARKING

21511 HARVILL AVE, PERRIS, CA 92570



CUSHMAN &
WAKEFIELD

Chuck Belden, SIOR

909 942 4640

chuck.belden@cushwake.com

LIC. #00844840

Tim Pimentel, SIOR

909 942 4647

tim.pimentel@cushwake.com

LIC. #0142142

Brice Larson

909 942 4642

brice.larson@cushwake.com

LIC. #02056356

Chris Pimentel

909 942 4600

chris.pimentel@cushwake.com

LIC. #02207362

PROPERTY HIGHLIGHTS

NUEVO
Distribution Center



nuevodistributioncenter.com



State of the Art
Distribution Building



4,000 Amp UGPS / 2,000
Amp Building Service
(480/277 Volt, 3-Phase)



46 Dock High
Doors (9'x10')



36' Clear Height



LED 20' Candle
Warehouse Lighting
on 10' Whips



(15) 35,000 lb.
Mechanical Dock
Levelers



4,950 SF of Spec
Office Space



2.5% Skylights



2 Grade Level
Doors (12'x14')



7" Thick Slab,
4,000 PSI



White Scrim
Foil Insulation



Concrete Paving
Throughout Truck Court



ESFR Sprinkler System



56' x 60' Column
Spacing



185' Secured Concrete
Truck Court



Excellent I-215 Freeway
via Nuevo Road and
Placentia Ave On/Off
Ramps

SITE PLAN

21511 Harvill Avenue, Perris, CA



nuevodistributioncenter.com

Warehouse Office Drive Thru Door

Webster Ave.

207,130 SF

185'

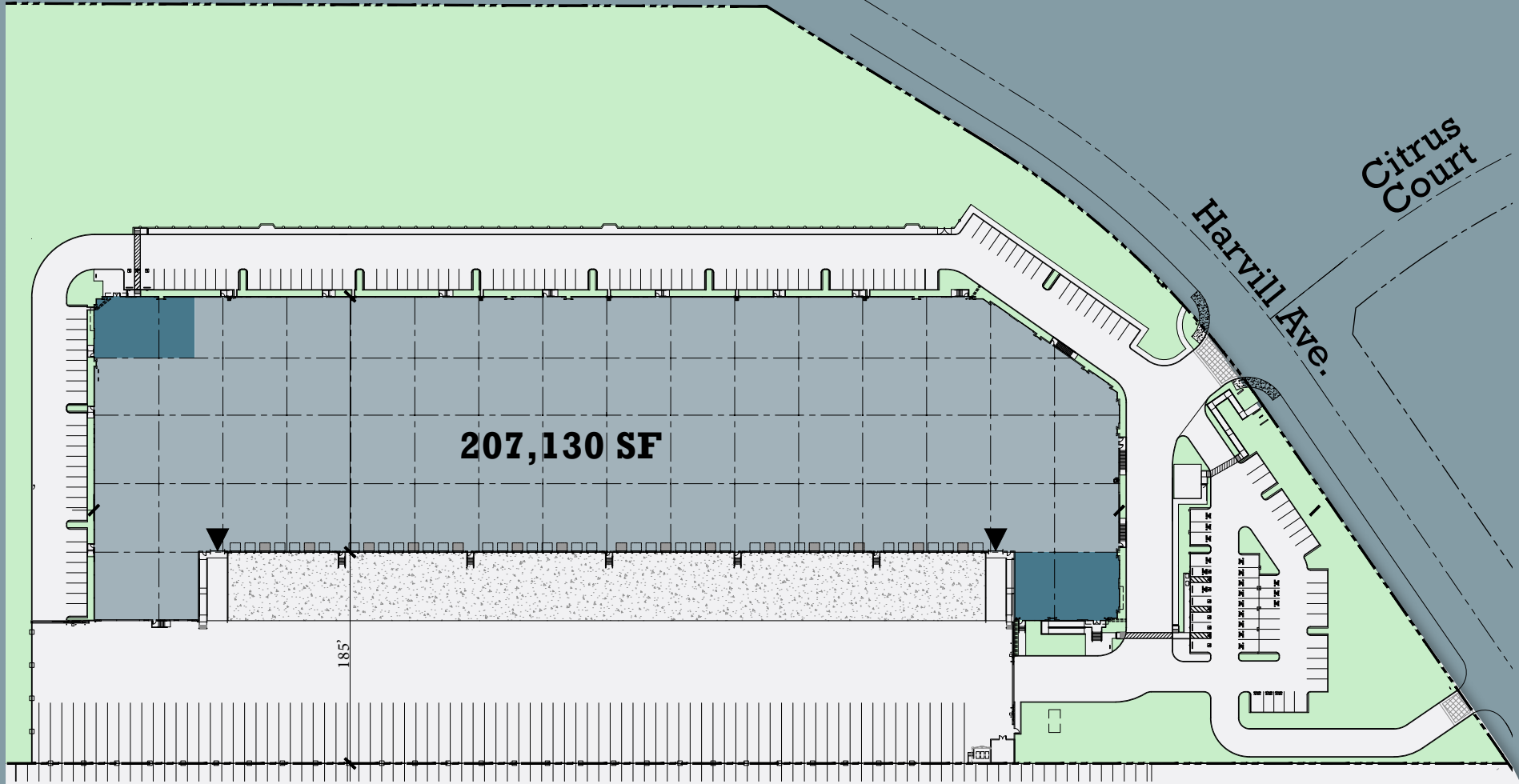
Harvill Ave.
Citrus Court

36'
Clear Height

46
Dock Doors

81
Trailer Stalls

165
Auto Parking



CORPORATE NEIGHBORS



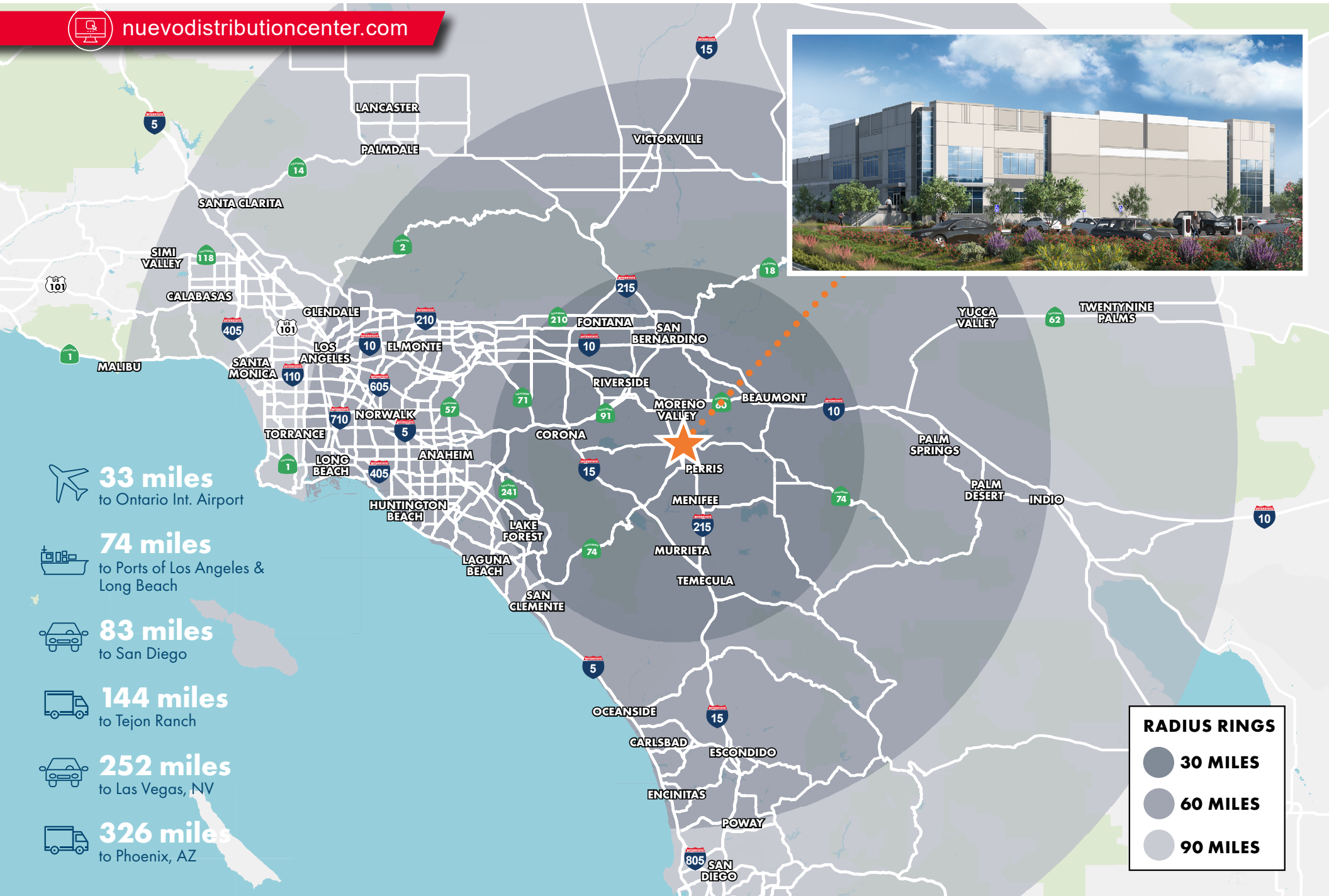
nuevodistributioncenter.com



STRATEGIC LOCATION



nuevodistributioncenter.com



33 miles
to Ontario Int. Airport



74 miles
to Ports of Los Angeles &
Long Beach



83 miles
to San Diego



144 miles
to Tejon Ranch



252 miles
to Las Vegas, NV



326 miles
to Phoenix, AZ

RADIUS RINGS

- 30 MILES
- 60 MILES
- 90 MILES



NUEVO

Distribution Center

21511 HARVILL AVE, PERRIS, CA 92570

Development, Marketing & Management by:



Asset Management by:



Chuck Belden, SIOR
909 942 4640
chuck.belden@cushwake.com
LIC. #00844840

Tim Pimentel, SIOR
909 942 4647
tim.pimentel@cushwake.com
LIC. #0142142

Brice Larson
909 942 4642
brice.larson@cushwake.com
LIC. #02056356

Chris Pimentel
909 942 4600
chris.pimentel@cushwake.com
LIC. #02207362