



154,559 SF Industrial Building Available Now

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

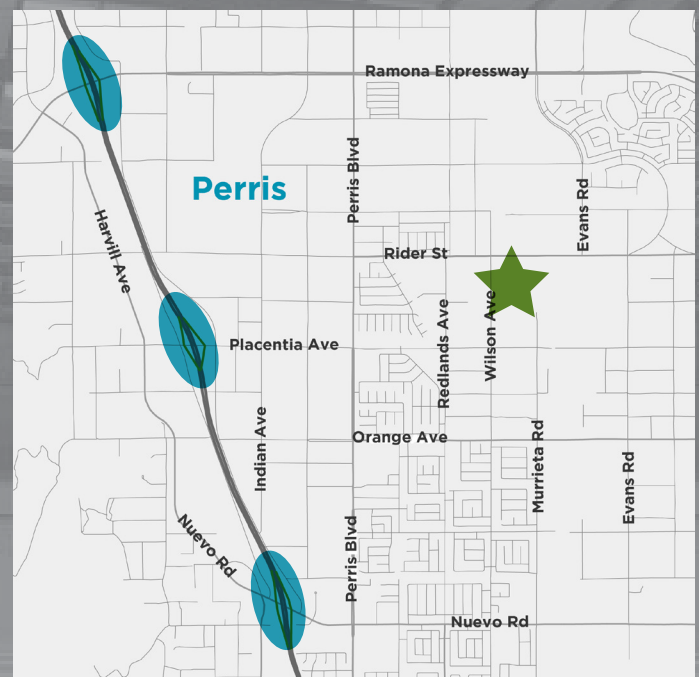
**First Wilson II** is a newly constructed freestanding LEED Silver building featuring 36' clear height, 186' concrete truck court, ESFR, LED lighting, 2.5% skylight ratio, 7" thick floor slab, and fully secured yard. The high image building is located in the premier Inland Empire submarket near the 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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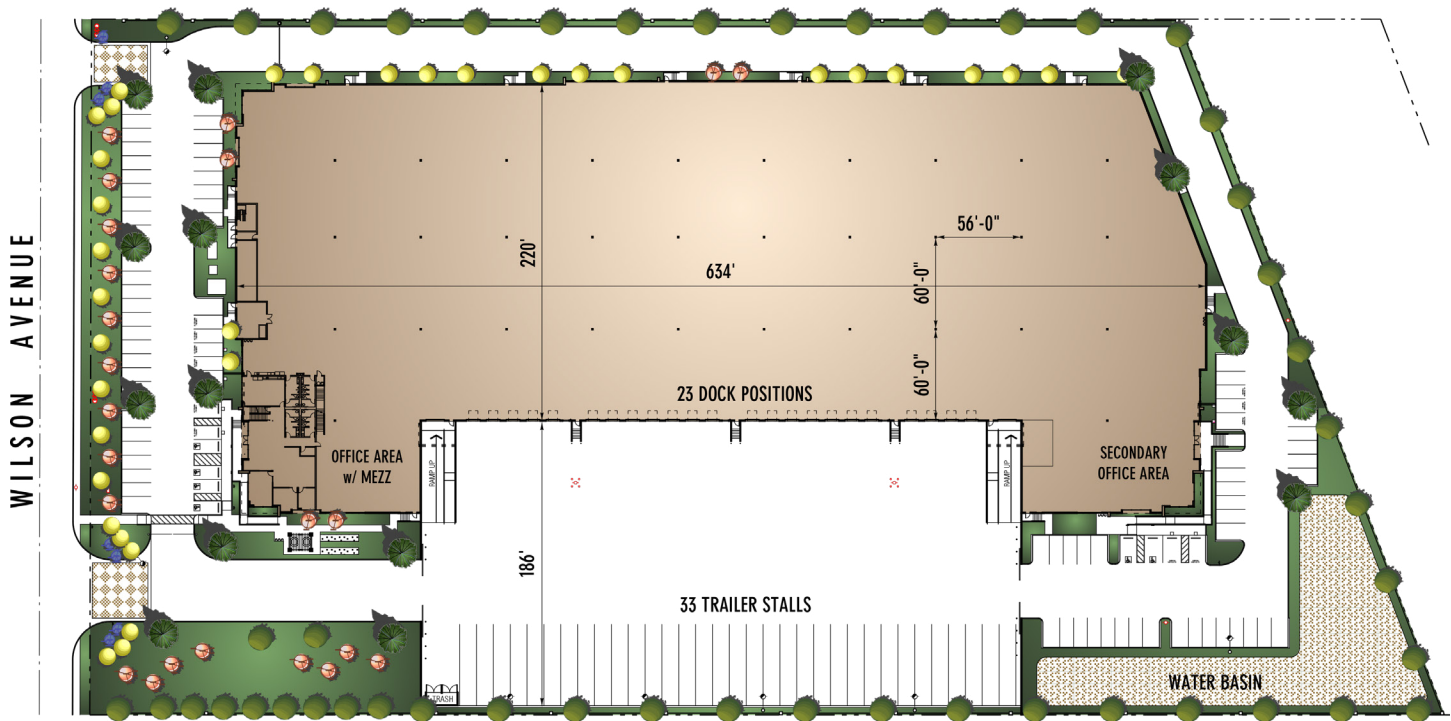


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## Site Plan



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