

FOR SALE/LEASE

± 142,835 SF

150 HARLEY KNOX BLVD.
PERRIS | CA



±8 ACRES
LOT SIZE



I-215 FRWY
CLOSE PROXIMITY



36'
CLEAR HEIGHT



60
TRAILER PARKING STALLS



FOR MORE INFORMATION, CONTACT:

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LAKE CREEK INDUSTRIAL LLC



LOCATION MAP

± 142,995 SF BUILDING ON ± 8 ACRES
150 HARLEY KNOX BLVD. | PERRIS | CA



PROPERTY HIGHLIGHTS

- 142,835 SF Building on 8 Acres
- 7,650 SF Office (3,838 Mezzanine)
- 36' Clear Height
- 23 Dock Doors
- 60 Trailer Parking
- 88 Auto Parking
- 1 Ground Level Door
- Secured Yard Area
- ESRF Fire Protection System
- 2,000 AMPS Power

CRG

LAKE CREEK INDUSTRIAL LLC

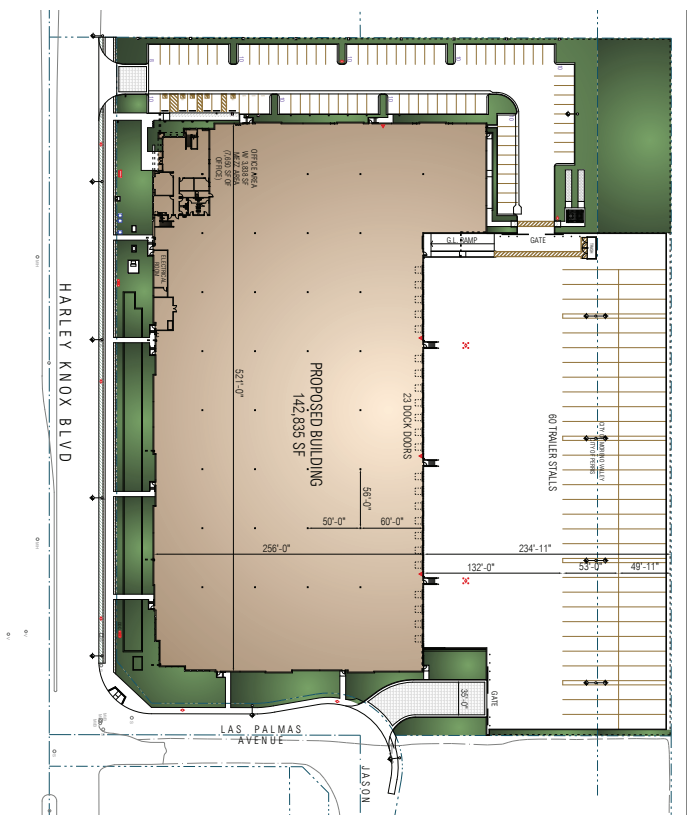
DAUM
COMMERCIAL REAL ESTATE SERVICES

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SITE PLAN + ELEVATION



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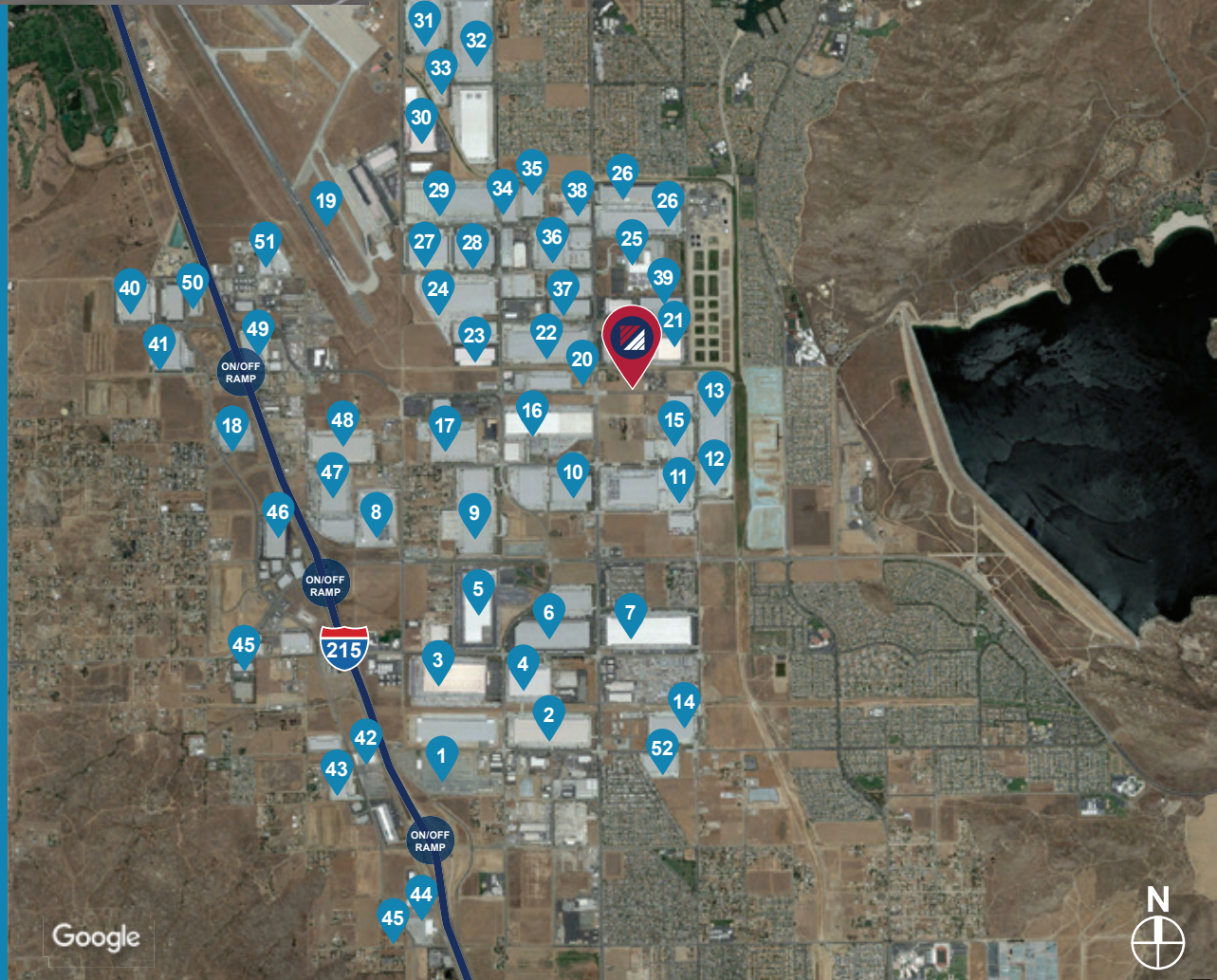
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LOCAL NEIGHBORS



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- | | |
|----------------------------|---------------------------------------|
| 01. Ritchie Bros. | 29. Amazon |
| 02. Wayfair | 30. Lowe's |
| 03. Ross | 31. Floor & Decor |
| 04. Wayfair | 32. P&G |
| 05. Lowe's | 33. Medline |
| 06. Hanes | 34. O'Reilly
Auto Parts |
| 07. Whirlpool | 35. Minka Lighting |
| 08. Ferguson | 36. Harbor Freight |
| 09. General Mills | 37. Ryder |
| 10. Ross | 38. RedMed |
| 11. Geodis | 39. Philips |
| 12. Essendant | 40. iHerb |
| 13. Home Depot | 41. DSC Logistics |
| 14. Sketchers | 42. DUKE Realty |
| 15. Techstyle | 43. NFI Logistics |
| 16. Home Depot | 44. El Dorado Stone |
| 17. NFI | 45. NWC Orange Ave.
& Harvill Ave. |
| 18. America's Tire | 46. Living Spaces Outlet |
| 19. March Air Reserve Base | 47. Amazon |
| 20. NFI | 48. XPO Logistics |
| 21. Ross | 49. Kenco |
| 22. Decker's | 50. Hardwood-Perris |
| 23. Karma Automotive | 51. PODS Moving
& Storage |
| 24. Lowe's | 52. IDC Logistics |
| 25. Walgreens | |
| 26. Fisker | |
| 27. DMSI | |
| 28. Amazon | |



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SOUTHERN CALIFORNIA LOGISTICS NETWORKS

± 142,995 SF BUILDING ON ± 8 ACRES
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DEMOGRAPHICS

	10 Miles	30 Miles	50 Miles	100 Miles
				
Population	575,140	4,216,906	10,388,714	24,479,156

Inland Empire

 **656**
Million SF
Industrial Market

 **1.6%**
Industrial
Vacancy Rate

 **1.8%**
Vacancy Rate for Buildings
250,000 SF – 499,999 SF

 **4.65 Million**
Population

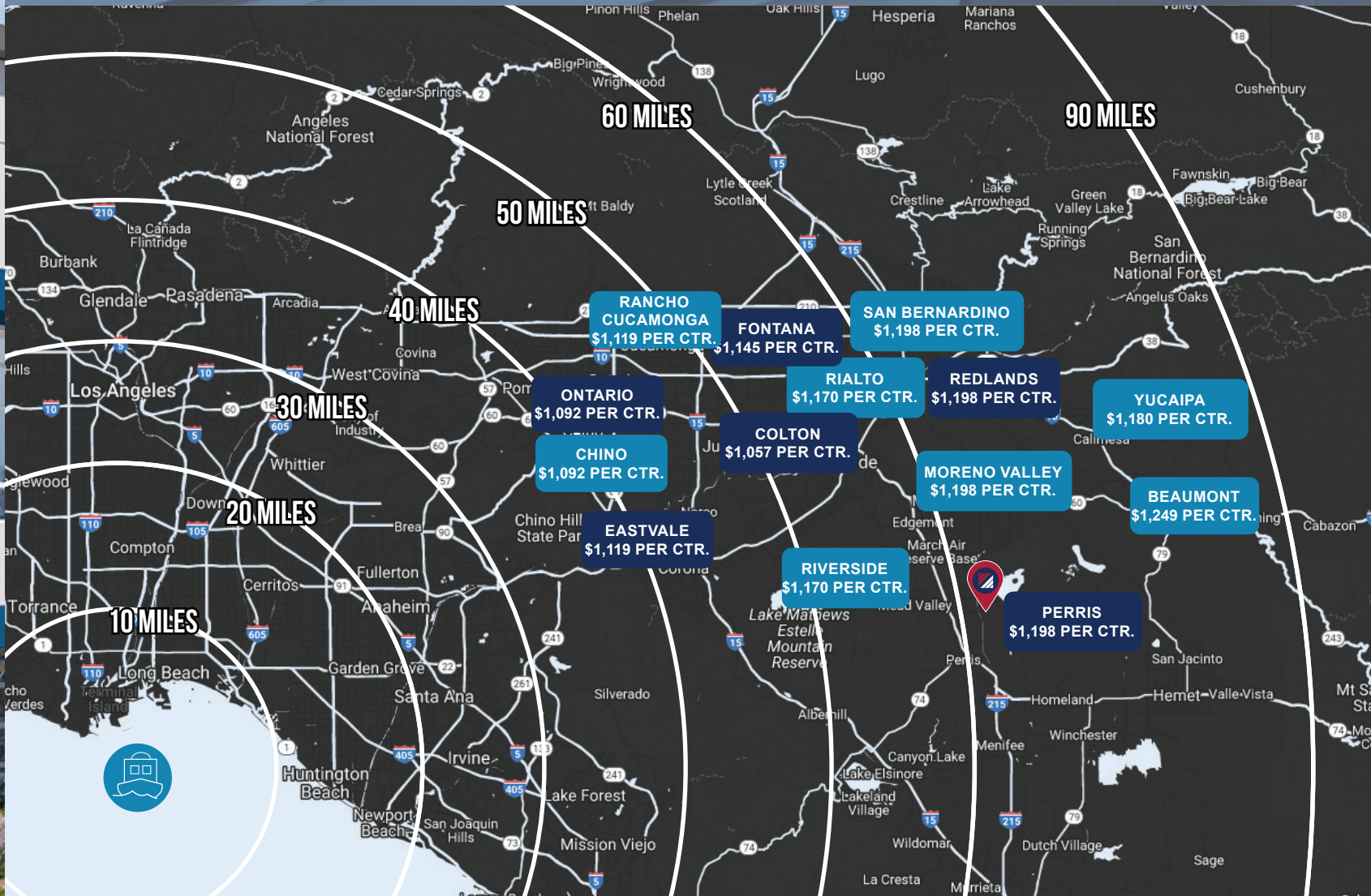


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DRAYAGE MAP

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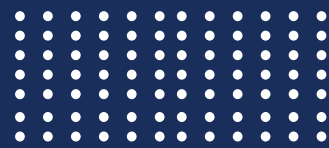
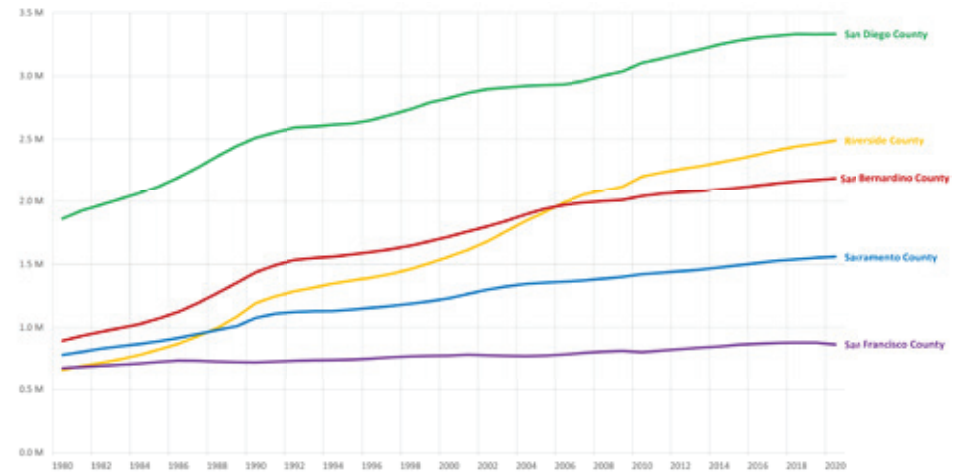
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The Inland Empire makes up the 13th largest metropolitan statistical area in the United States, having experienced approximately 10% growth over the course of the past decade. Models project that this growth will continue, with the Inland Empire population reaching approximately 7 million by 2046, which would represent an increase of nearly 60% from where its population currently stands.

With an industrial base of over 656 million square feet with a low overall vacancy rate of 1.6%, and vacancy rate of 1.8% for buildings 250,000 SF – 499,999 SF size range within the Inland Empire, the Whitewater Fulfillment Center is well positioned for a company looking to service both the substantial population base currently based in Southern California, but also the larger Southwestern US. With the strategic location at the Whitewater on/off ramps from Interstate 10, the primary east/west corridor in the Southern United States, along with best available features for a state-of-the-art fulfillment center and pricing significantly below less functional options located to the west, this is a unique opportunity to increase efficiency and reduce occupancy costs.

Rank	Metropolitan Statistical Area	2020 Estimate	2010 Estimate	% Change
1	New York-Newark-Jesery City, NY-NJ-PA-MSA	20,140,470	18,897,109	+6.58%
2	Los Angeles-Long Beach- Anaheim, CA MSA	13,200,998	12,828,837	+2.90%
3	Chicago-Naperville-Elgin, IL-IN-WI MSA	9,618,502	9,461,105	+1.66%
4	Dallas-Fort Worth-Arlington, TX MSA	7,637,387	6,366,542	+19.96%
5	Houston-The Woodlands-Sugar Land, TX MSA	7,122,240	5,920,416	+20.30%
6	Washtingotn-Arlington-Alexandria, DC-VA-MD-WV MSA	6,385,162	5,649,540	+13.02%
7	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA	6,245,051	5,965,343	+4.69%
8	Miami-Fort Lauderdale-West Palm Beach, FL MSA	6,102,434	5,564,635	+10.31%
9	Atlanta-Sandy Springs- Apharetta, GA MSA	6,089,815	5,286,728	+15.19%
10	Boston-Cambridge-Newton, MA-NH MSA	4,941,632	4,552,402	+8.55%
11	Phoenix-Mesa-Chandler, AZ MSA	4,845,832	4,192,887	+15.57%
12	San Francisco-Oakland-Berkeley, CA MSA	4,749,008	4,335,391	+9.54%
13	Riverside-San Bernardino-Ontario, CA MSA	4,599,839	4,224,851	+8.88%
14	Detriot-Warren-Dearborn, MI MSA	4,392,041	4,296,250	+2.23%
15	Seattle-Tacoma-Bellevue, WA MSA	4,018,762	3,439,809	+16.83%
16	Minneapolis-St. Paul-Bloomington, MN-WI MSA	3,690,261	3,346,859	+10.76%
17	San Diego-Chula Vista-Carlsbad, CA MSA	3,298,634	3,095,313	+6.57%
18	Tampa-St. Petersburg-Cleanwater, FL MSA	3,175,275	2,783,243	+14.09%
19	Denver-Aurora-Lakewood, CO MSA	2,963,821	2,543,482	+16.53%
20	Baltimore-Columbia-Towson, MD MSA	2,844,510	2,710,489	+4.94%



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