



# STRATFORD RANCH BUILDING 1

4565 Redlands Avenue  
Perris, California 92551

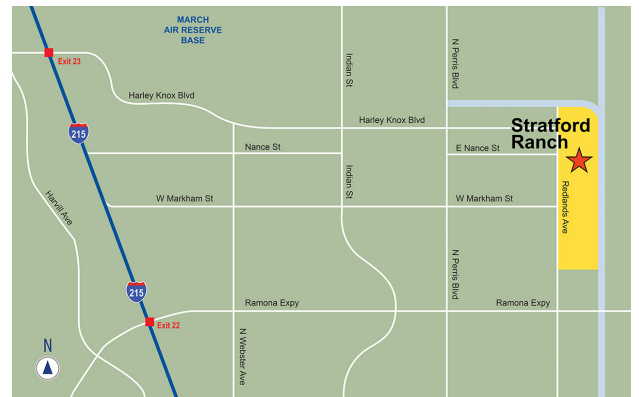


## OVERVIEW

Stratford Ranch is a 79.21 acre master-planned park strategically located at Redlands Ave. and Perry St. in Perris, CA. Building 1 is entitled to build up to a 1.7 million SF, cross-dock, concrete tilt-up facility that can accommodate e-commerce or traditional bulk. Direct freeway access, port proximity and market size make this facility a Class A location.

## BENEFITS

- Fully entitled with approved EIR
- Crossdock Configuration
- 36' Minimum Clear Height
- ESFR Sprinkler System
- 214 Dock High Doors
- 4 Ground Level Doors
- 185' Secured Concrete Truck Courts
- Office Built to Suit
- Controlled LED exterior lighting
- Energy and sustainable building
- FTZ Ready
- No assessment bond encumbrances
- Access to I-215, 60, 91 and I-10 freeways
- Located within high profile I-215 corridor



## FOR FURTHER INFORMATION, PLEASE CONTACT:

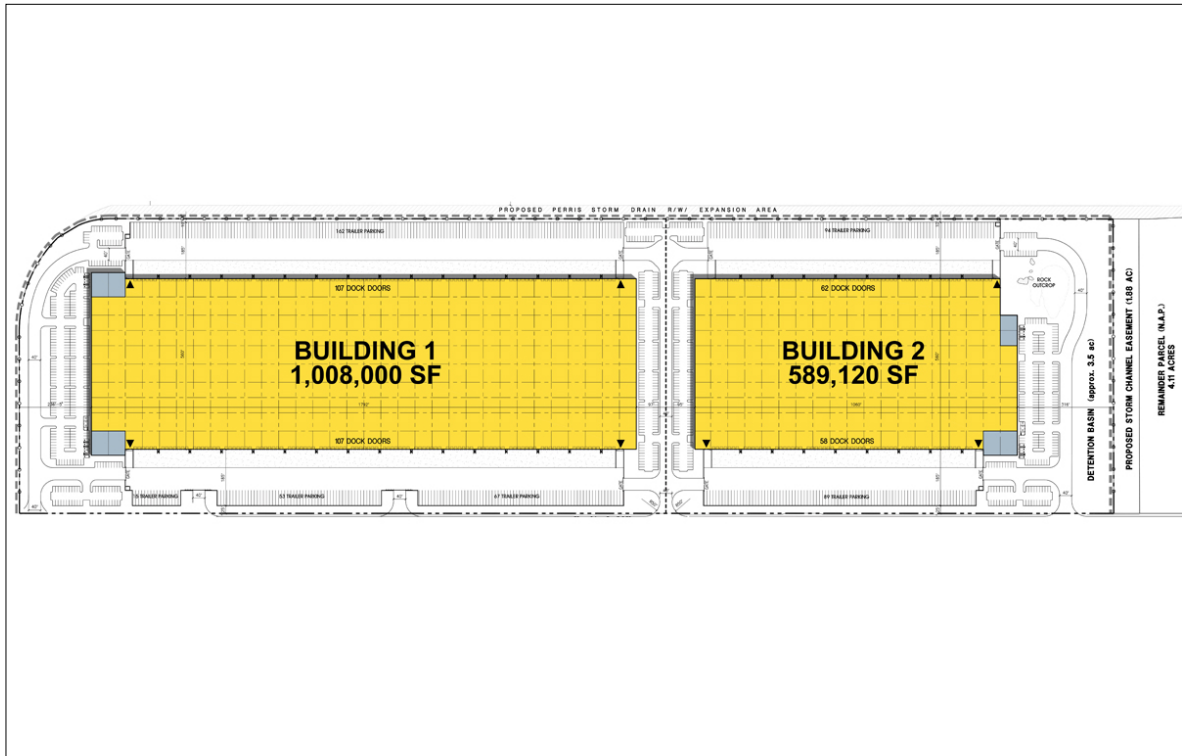
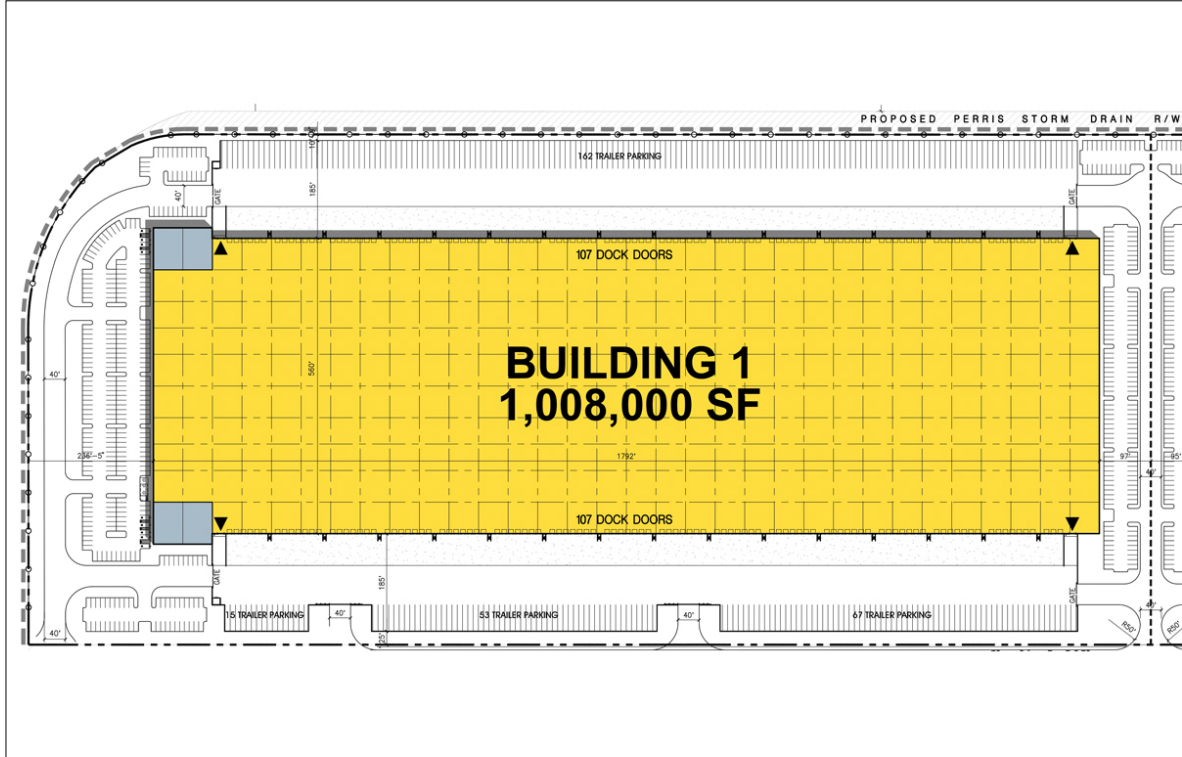
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BUILDING 1**

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