

**±259,951 SF**  
FOR SALE / LEASE

# PATTERSON COMMERCE CENTER

4400 PATTERSON AVENUE | PERRIS, CA 92571

CLASS A  
INDUSTRIAL  
BUILDING

**JOE MCKAY**  
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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**ROCKEFELLER  
GROUP**

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# PROPERTY HIGHLIGHTS

BUILDING AREA	±259,951 SF
OFFICE AREA	±5,002 SF OF OFFICE AREA (±2,567 SF 1 <sup>ST</sup> FLOOR, ±2,435 SF MEZZ.)
MIN CLEAR HEIGHT	36' CLEAR HEIGHT AT FIRST COLUMN
SPRINKLER	ESFR SPRINKLER SYSTEM (K-25 HEADS)
SLAB	7" CONCRETE FLOOR SLAB
POWER	2,000 AMP 277/480 VOLTS (4,000 AMP UGPS)
GL DOORS	2 GROUND LEVEL DOORS (12' X 14')
DH DOORS	37 DOCK HIGH DOORS (9' X 10')
BAY SPACING	56' X 60' TYPICAL COLUMN SPACING
TRUCK COURT	±185' – ±240' SECURED TRUCK COURT (ALL CONCRETE)
SKYLIGHTS	2.5% SKYLIGHTS
CAR PARKING	145 AUTO STALLS
TRAILER PARKING	59 TRAILER STALLS
INSULATION	WHITE SCRIM FOIL INSULATION
WAREHOUSE WALLS	INTERIOR WAREHOUSE WALL PAINTED WHITE

**VIEW  
PROPERTY WEBSITE**

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# SITE PLAN



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# FIRST FLOOR OFFICE



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# SECOND FLOOR OFFICE



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# PROPERTY PHOTOS

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ON/OFF  
RAMPS

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## FOR MORE INFORMATION

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### LEE & ASSOCIATES - ONTARIO

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