

# 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:

**MARK SCHAFFER**  
EXECUTIVE VICE PRESIDENT

P: 909.652.9052 | M: 949.923.9890  
mschafer@daumcre.com  
CA License # 01902664

**ERIC FIKSE, SIOR**  
EXECUTIVE VICE PRESIDENT

M: 951.712.3755  
efikse@daumcre.com  
CA License: #01457380

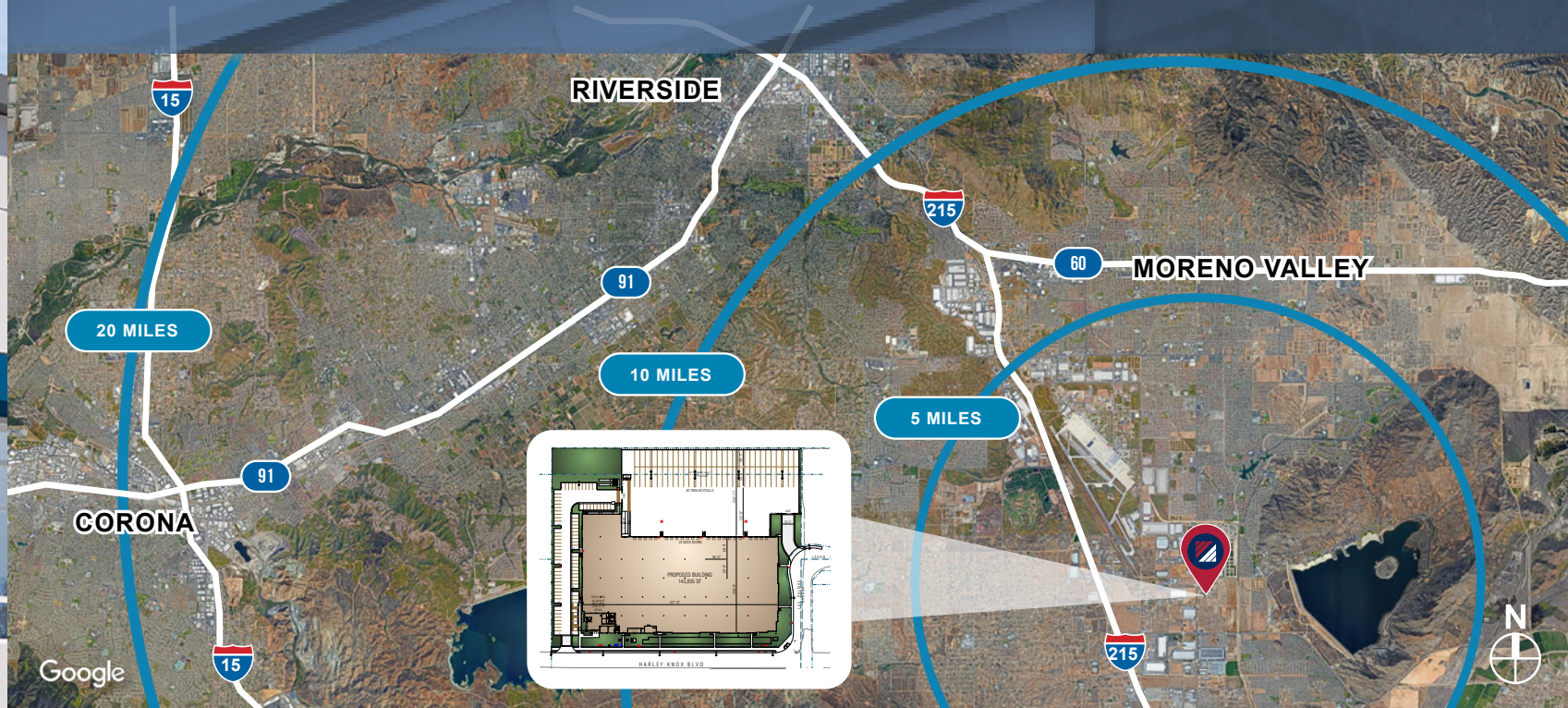


**LAKE CREEK INDUSTRIAL**



## 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
- 234' Truck Court
- LED Lighting Inside and Out
- ESFR Fire Protection System
- 2,000 AMPS Power



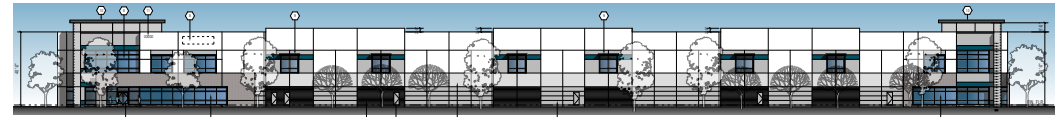
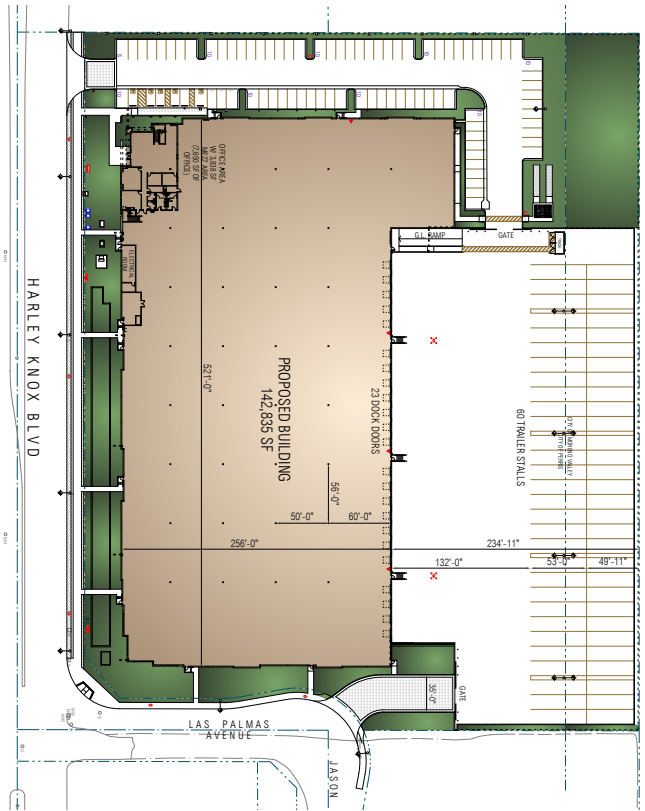
LAKE CREEK INDUSTRIAL



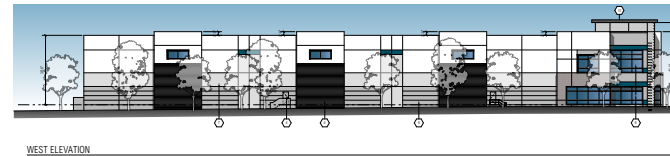
# SITE PLAN + ELEVATION



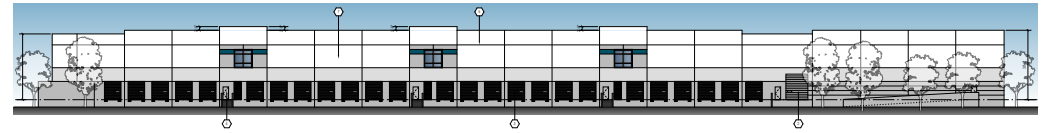
± 142,995 SF BUILDING ON ± 8 ACRES  
150 HARLEY KNOX BLVD. | PERRIS | CA



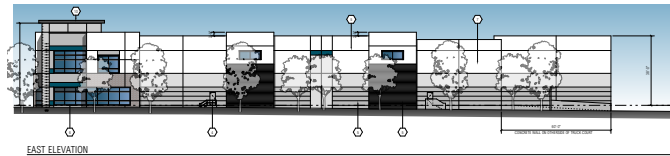
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

**KEYNOTES**

- 1. FINISH SCHEDULE
- 2. LIGHT FIXTURES
- 3. SIGNAGE
- 4. SCREEN WALL
- 5. TYPICAL EQUIPMENT SCREEN LINE OF SIGHT

**KEYNOTES**

1. FINISH SCHEDULE
2. LIGHT FIXTURES
3. SIGNAGE
4. SCREEN WALL
5. TYPICAL EQUIPMENT SCREEN LINE OF SIGHT

**KEYNOTES**

1. FINISH SCHEDULE
2. LIGHT FIXTURES
3. SIGNAGE
4. SCREEN WALL
5. TYPICAL EQUIPMENT SCREEN LINE OF SIGHT

**FINISH SCHEDULE:**

F-1	FIELD COLOR
F-2	LIGHT ACCENT COLOR
F-3	MEDIUM ACCENT COLOR
F-4	DARK ACCENT COLOR
F-5	ACCENT COLOR
F-6	BRICK ACCENT
F-7	ALUM & METAL PANEL ENTRY CANOPY

**FINISH SCHEDULE:**

F-1	FIELD COLOR
F-2	LIGHT ACCENT COLOR
F-3	MEDIUM ACCENT COLOR
F-4	DARK ACCENT COLOR
F-5	ACCENT COLOR
F-6	BRICK ACCENT
F-7	ALUM & METAL PANEL ENTRY CANOPY

**FINISH SCHEDULE:**

F-1	FIELD COLOR
F-2	LIGHT ACCENT COLOR
F-3	MEDIUM ACCENT COLOR
F-4	DARK ACCENT COLOR
F-5	ACCENT COLOR
F-6	BRICK ACCENT
F-7	ALUM & METAL PANEL ENTRY CANOPY

FOR MORE INFORMATION, CONTACT:  
**MARK SCHAFFER**  
EXECUTIVE VICE PRESIDENT  
P: 909.652.9052 | M: 949.923.9890  
mschafer@daumcre.com  
CA License # 01902664

**ERIC FIKSE, SIOR**  
EXECUTIVE VICE PRESIDENT  
M: 951.712.3755  
efikse@daumcre.com  
CA License: #01457380



LAKE CREEK INDUSTRIAL

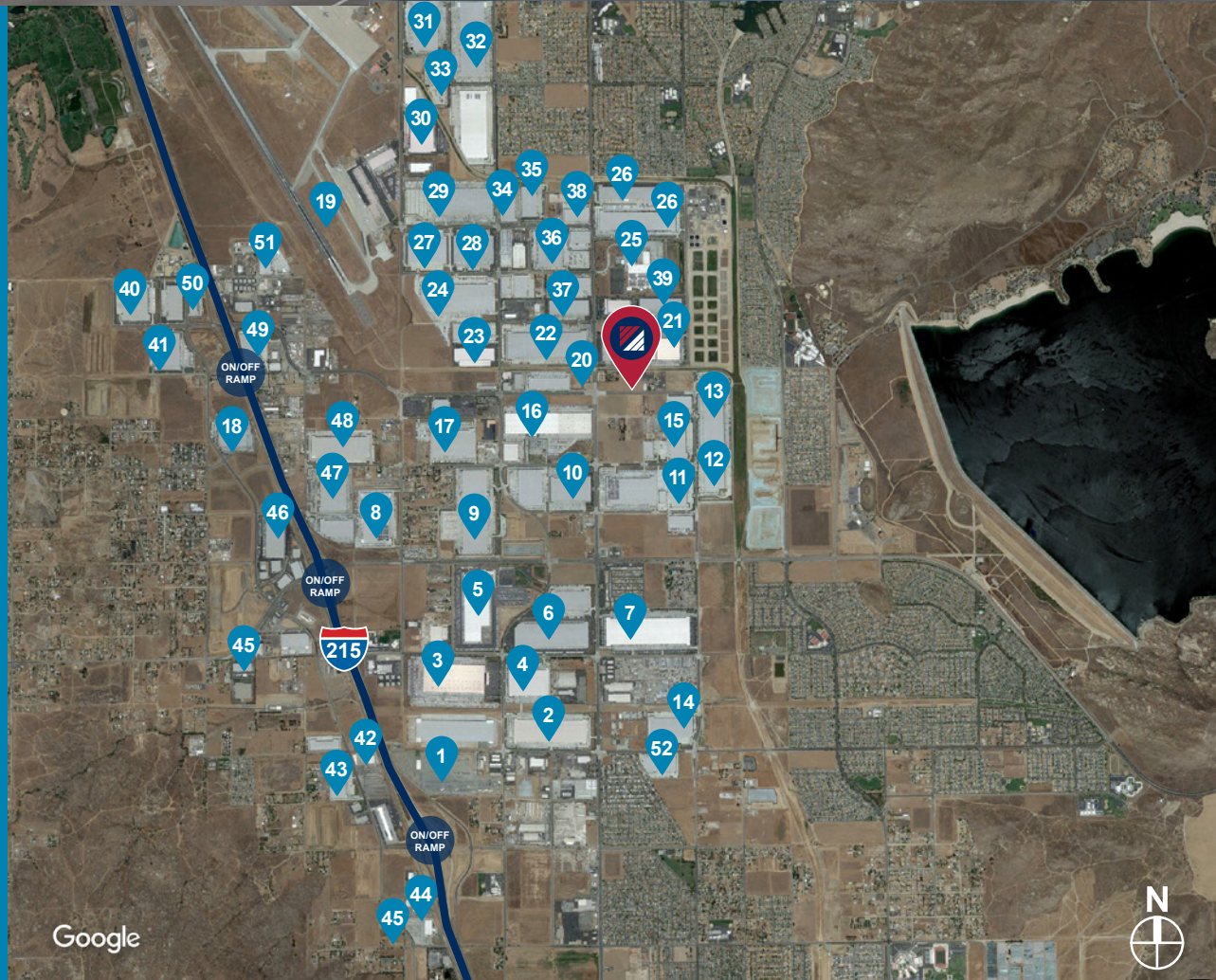


# LOCAL NEIGHBORS



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

- |                            |                                       |
|----------------------------|---------------------------------------|
| 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<br>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.<br>& 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<br>& Storage          |
| 24. Lowe's                 | 52. IDC Logistics                     |
| 25. Walgreens              |                                       |
| 26. Fisker                 |                                       |
| 27. DMSI                   |                                       |
| 28. Amazon                 |                                       |



Google



LAKE CREEK INDUSTRIAL




# SOUTHERN CALIFORNIA LOGISTICS NETWORKS

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



## DEMOGRAPHICS

	10 Miles	30 Miles	50 Miles	100 Miles
				
<b>Population</b>	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



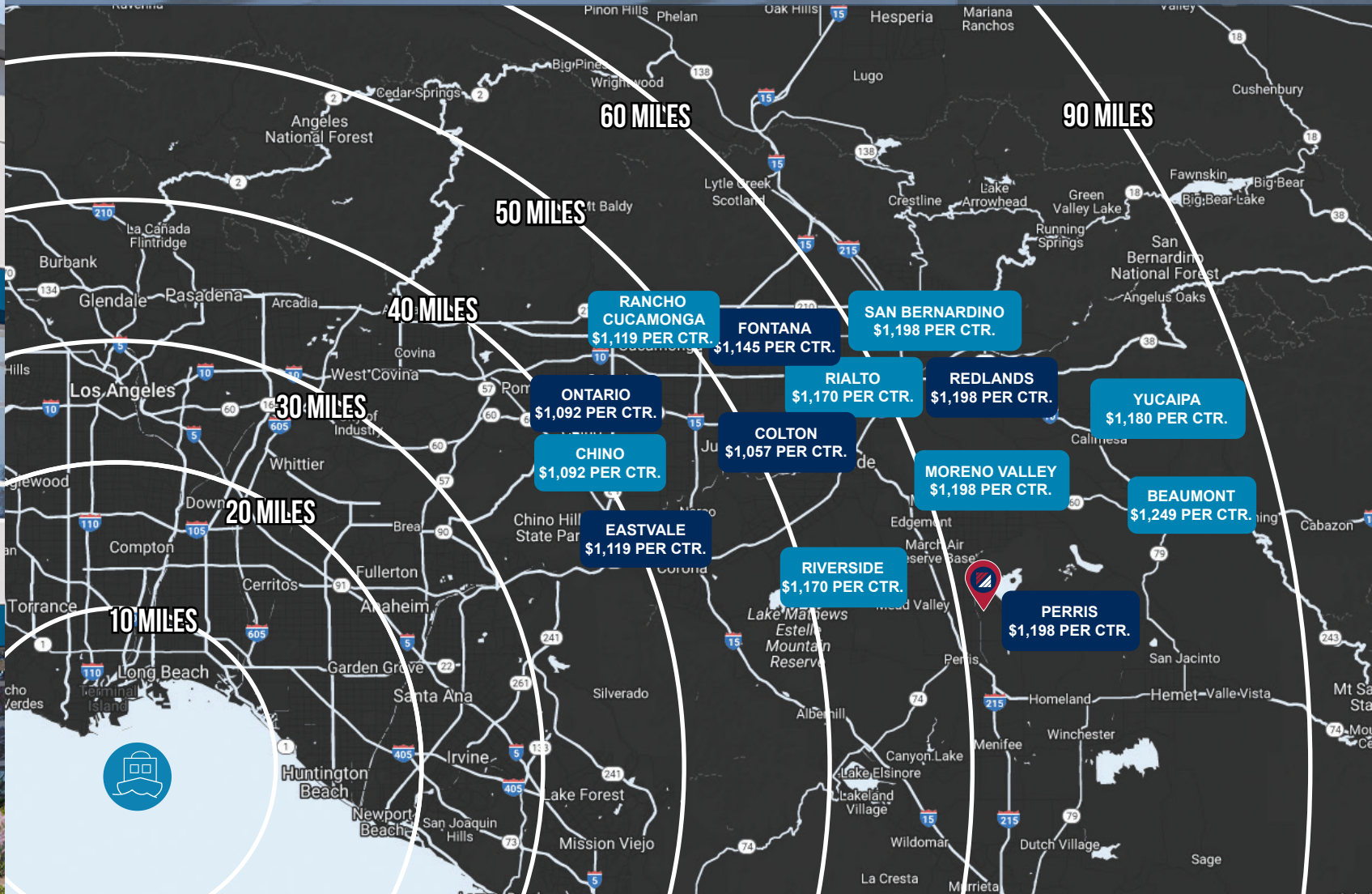
**LAKE CREEK INDUSTRIAL**



D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

# DRAYAGE MAP

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



D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

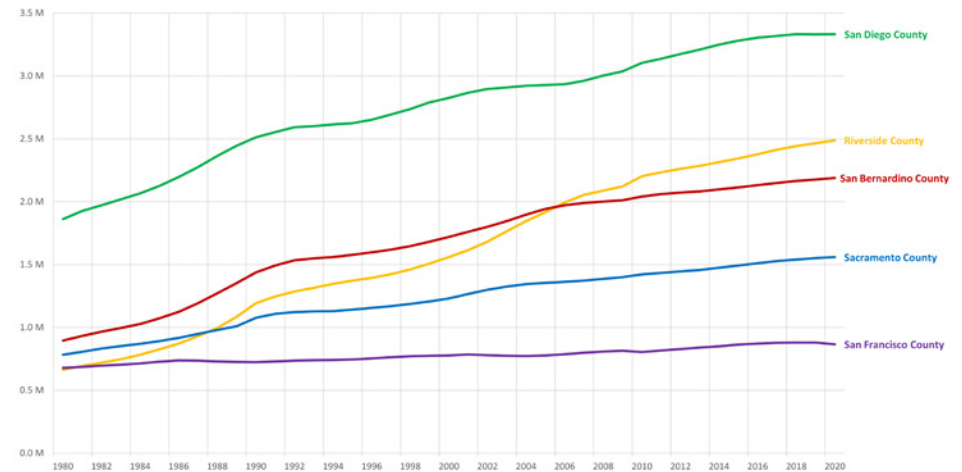
# DEMOGRAPHICS

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

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%



FOR MORE INFORMATION, CONTACT:

**MARK SCHAFFER**  
EXECUTIVE VICE PRESIDENT

P: 909.652.9052 | M: 949.923.9890  
mschafer@daumcre.com  
CA License # 01902664

**ERIC FIKSE, SIOR**  
EXECUTIVE VICE PRESIDENT

M: 951.712.3755  
efikse@daumcre.com  
CA License: #01457380

# FOR SALE/LEASE

# ± 142,835 SF

## 150 HARLEY KNOX BLVD.

## PERRIS | CA



**CRG**

**LAKE CREEK INDUSTRIAL**

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.