

# Investment Building Group

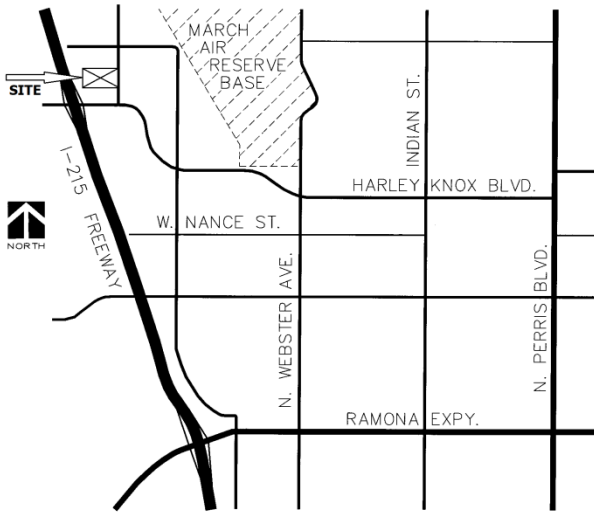
owner/developer

49,200 sq. ft.  
available in Perris

- Freeway identity location
- 30' clear height / ESFR fire protection
- Dock High and Grade level loading.
- Secured yard



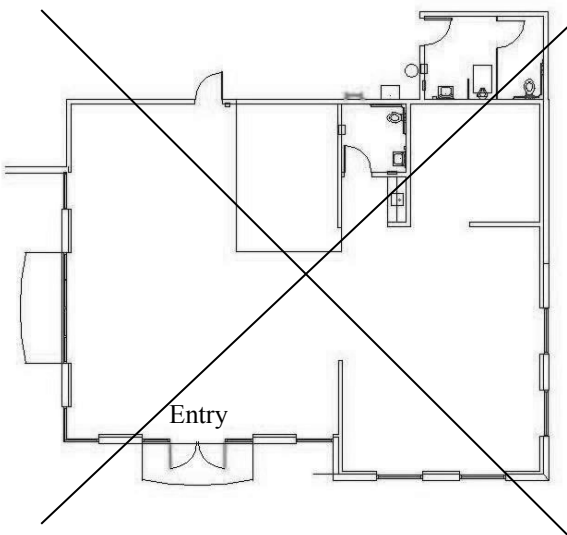
**ADDRESS:** 5100 Western Way, Perris CA 92571  
(Riv.Thomas Guide - Pg. 747-C6)



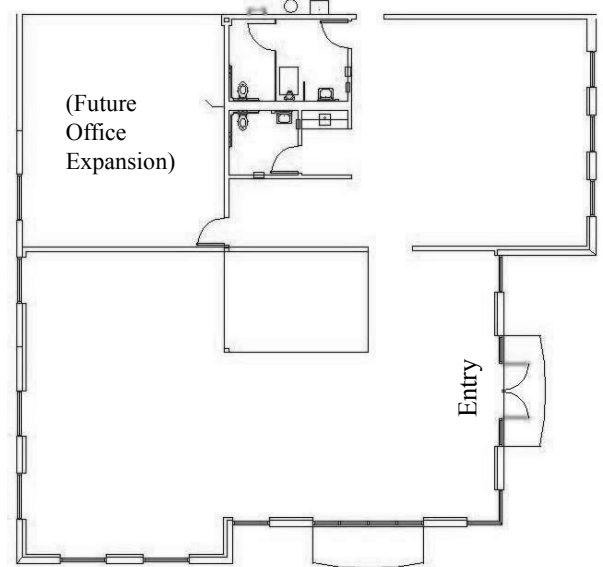
*FREEWAY CLOSE LOCATION: Easy access to the I-215 via the Harley Knox on/off ramps*

**FEATURES:**

- Excellent Identity on Interstate 215 freeway
- 30' clear height at the first column
- 11 dock high loading doors (9' x 10')
- 1 ground level loading doors (12' x 14')
- Oversize (70 ft.) concrete truck apron
- ESFR (K25 @ 25 PSI) warehouse fire protection
- Wide 50' x 52' warehouse column spacing
- 6-inch 4000 psi steel-reinforced floor slabs
- Highly efficient LED warehouse lighting
- 3% skylights for better warehouse daylighting
- 800 amps of 3-phase 480 volt electric power (expandable to 3000 amps)
- Parking for 45 cars
- Secured 125 ft. truck yard
- Zoned (LI) Light Industrial



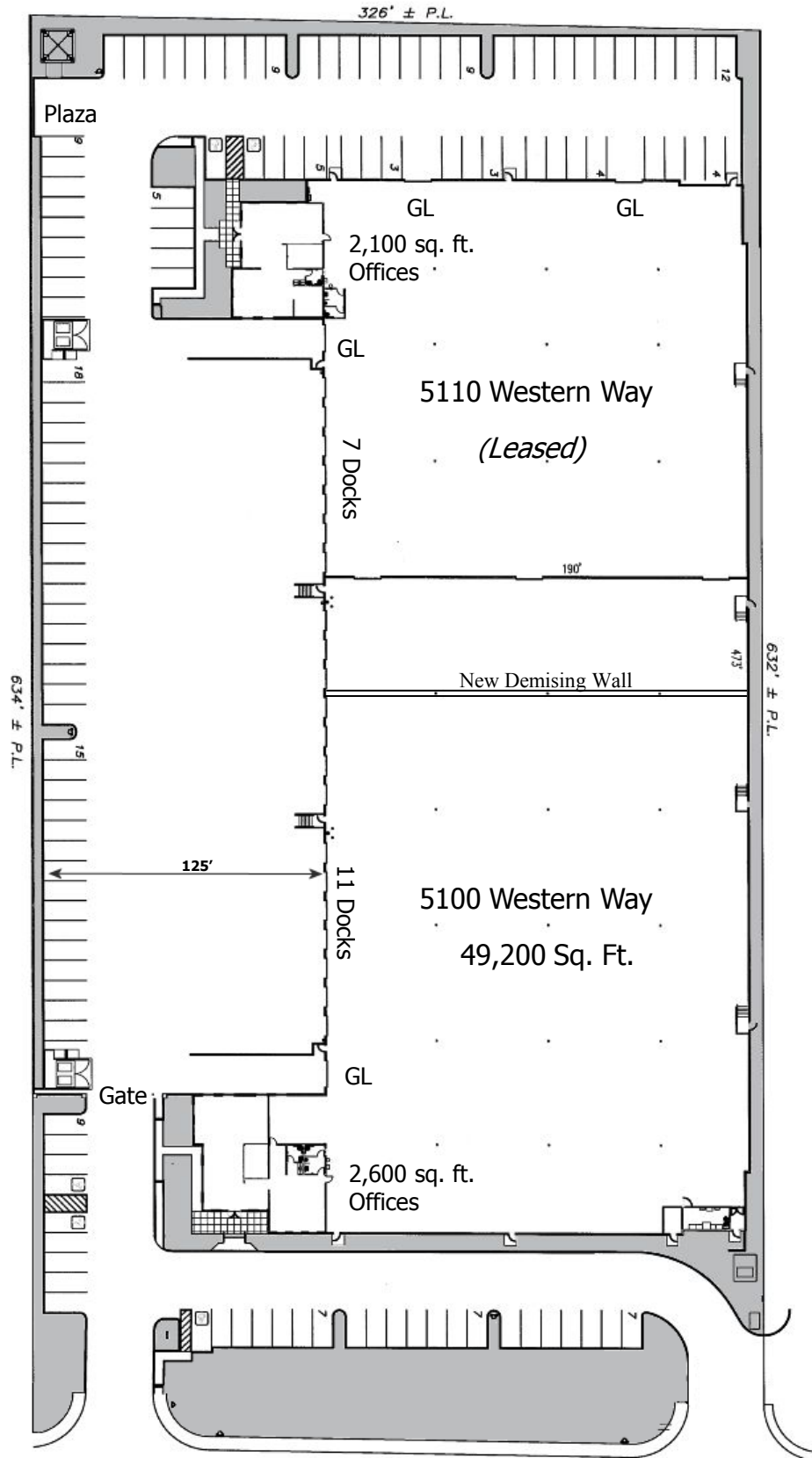
**West Office - 2,100 sq. ft.**



**East Office – 2,600 sq. ft.**

*Both open floor plan office suites are appointed with a coffee bar and tiled men and women's restrooms. Windowed bonus mezzanines are above for future second floor office additions.*

Investment Building Group  
owner/developer  
5100 Campus Drive, Suite 300  
Newport Beach, CA 92660  
(949) 263-1111



Western Way



**5100 Western Way, Perris CA 92571**

*for information:*  
Investment Building Group  
(949) 263-1111 [www.ibg-usa.com](http://www.ibg-usa.com)  
or your broker