

NANCE ST

PERRIS, CA 92571

FOR SALE OR LEASE

± 1.82 AC
FULLY ENTITLED TRUCK FACILITY



PROPERTY HIGHLIGHTS



±11,700 SF
Maintenance Building



±1.82 AC
Truck Facility



1,800 SF
Office Space



33
Trailer Stalls



24'
Clear Height



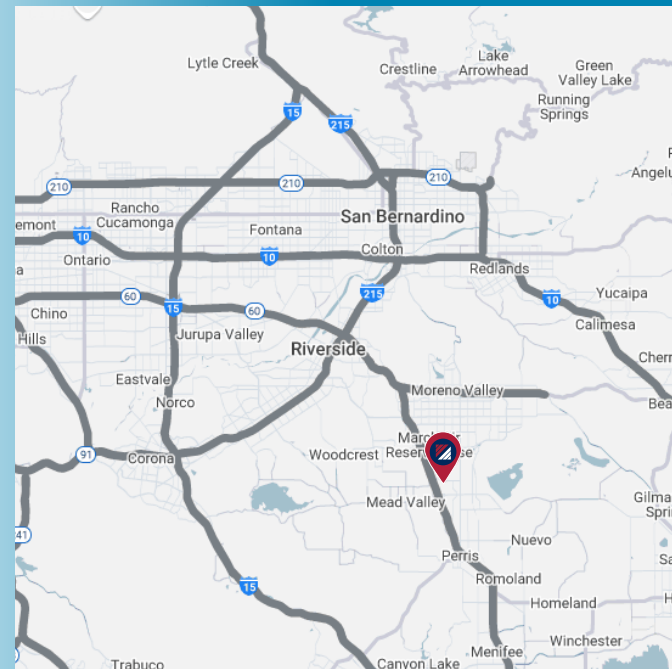
16
Automobile Parking Stalls



2 Grade Level Doors
12'x14'



GI
Zoning



FOR MORE INFORMATION PLEASE CONTACT:

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CADRE #01997598



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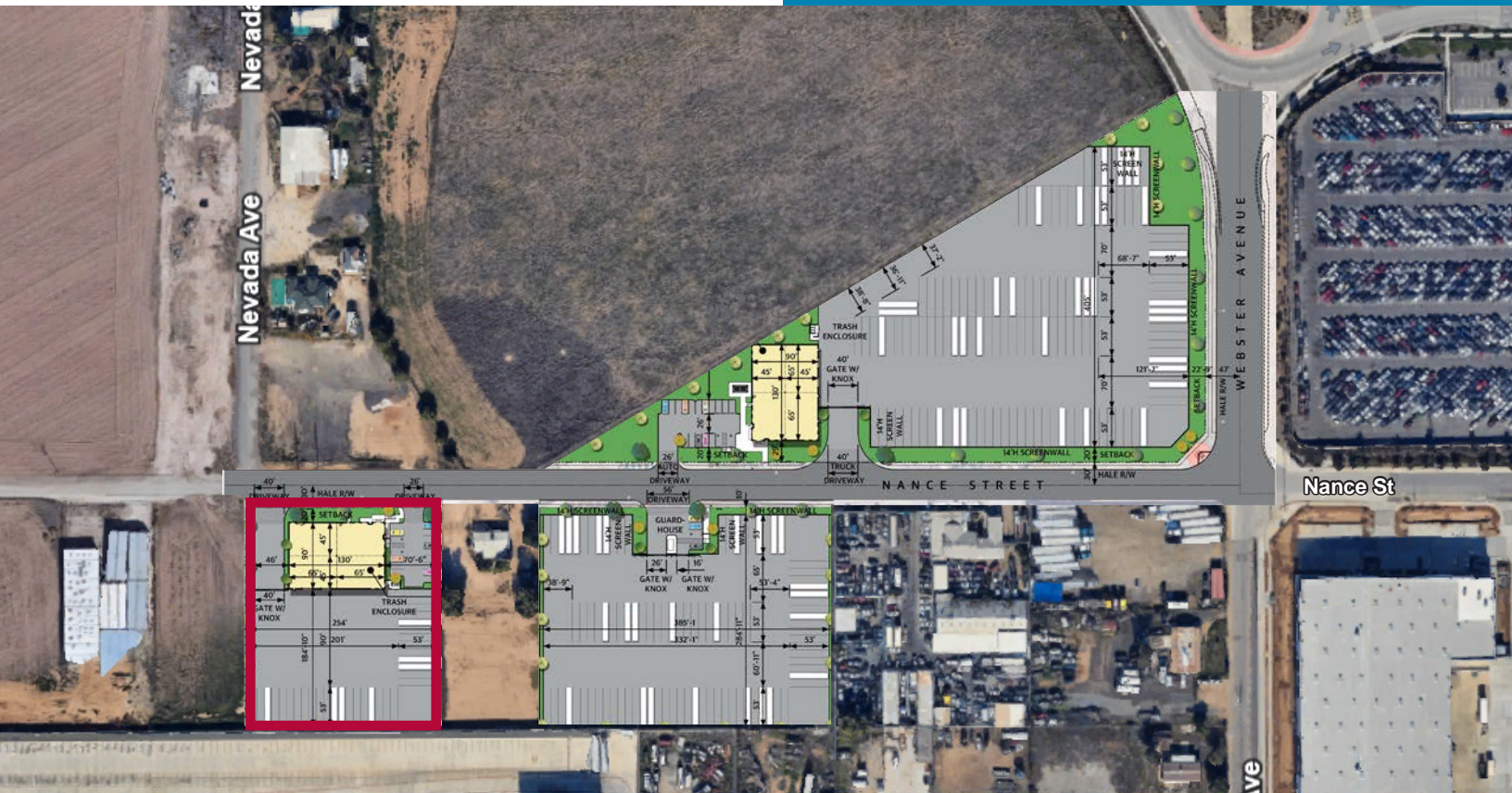
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NANCE ST

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± 2.73 AC

FULLY ENTITLED TRUCK FACILITY



PROPERTY HIGHLIGHTS



±2.73 AC
Truck Facility



**Security
Booth**



96
Trailer Stalls



**Fully Secured
Yard**



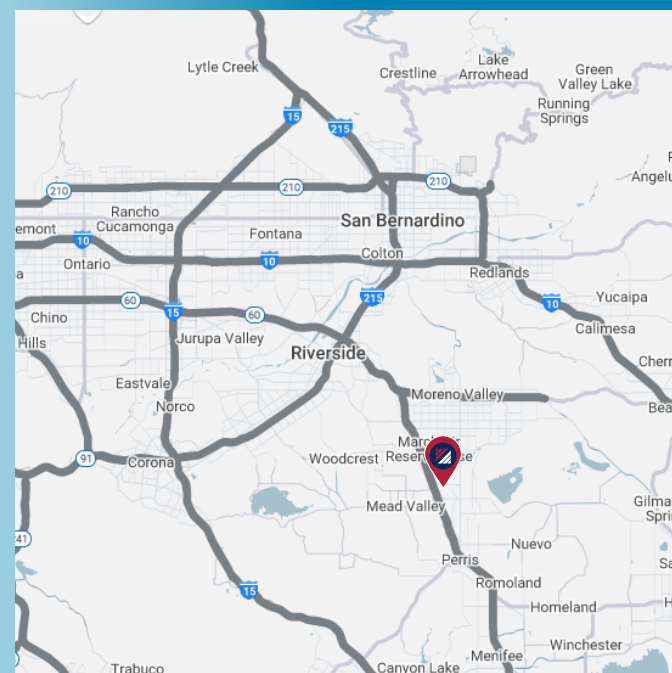
4
Automobile Parking Stalls



14'
Front Screening Wall



GI
Zoning



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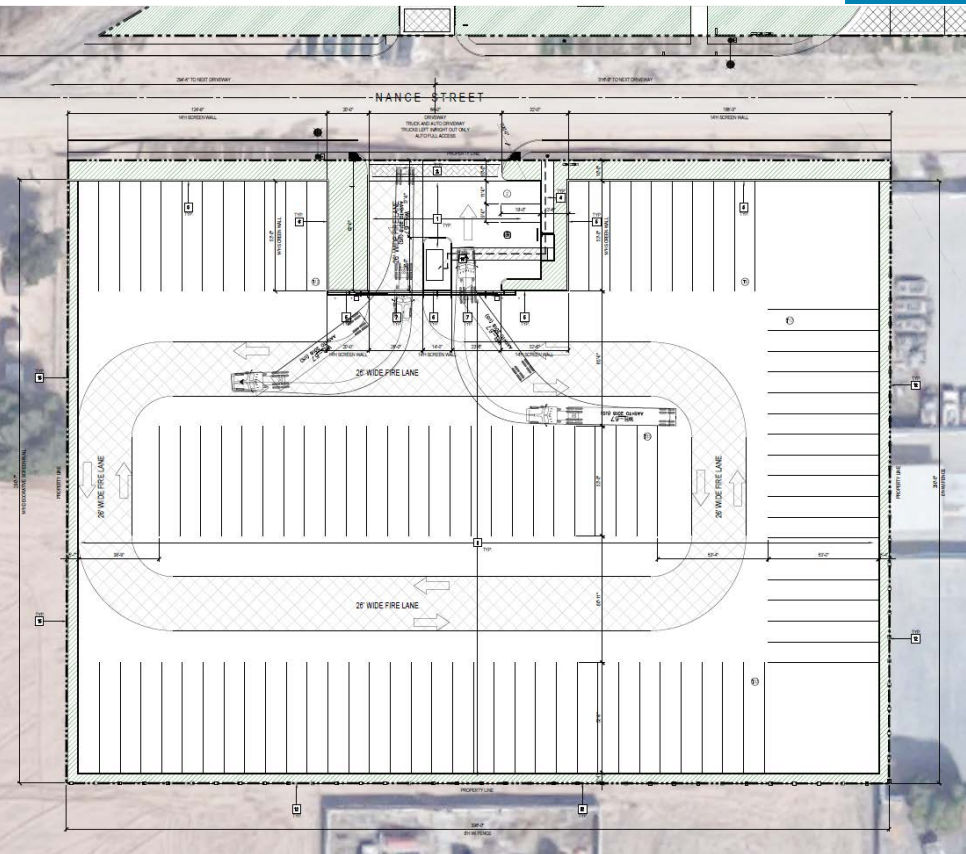
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± 2.73 AC

FULLY ENTITLED TRUCK FACILITY



PROJECT DATA

Perris			
SITE AREA	118,781	SF	
	2.73	Acres	
BUILDING AREA	NONE		
PROJECT FACT			
	COVERAGE/FAR		0%
	FAR MAX ALLOWED		75%
ZONING			
APN	314-160-016,017,018		
ZONE ORDINANCE	GI		
MAX BUILDING HEIGHT	50'		
SET BACK			
	FRONT	20'	
	SIDE/REAR	0'	
PARKING REQ	NONE		
PROJECT PROVIDED			
PARKING PROVIDED			
	AUTO PARKING		
	STANDARD 9'x19'		3
	EV 9'x19'		0
	ADA PARKING 12' X 19'		1
	TOTAL		4
	TRAILER PARKING 10'x53'		96
LANDSCAPE			
	REQUIRED		12%
	PROVIDED		13%



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