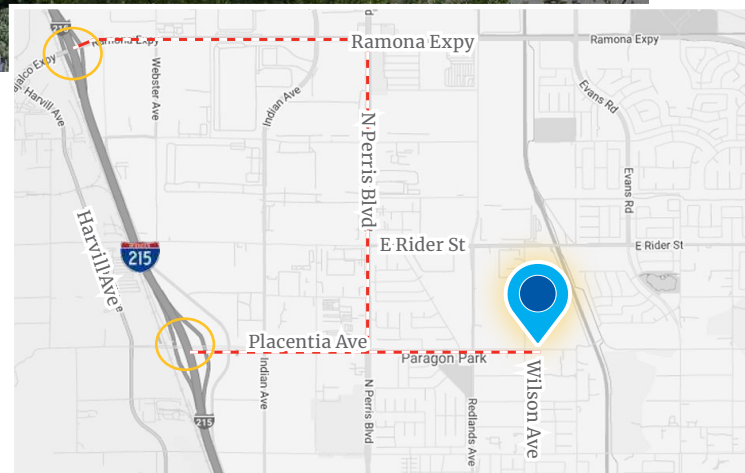


# For Sale or Lease

Placentia Ave & Wilson Ave | Perris, CA

±479,176 SF

±24.8 Net Acres



## Property Highlights

- » Entitling to Build a Brand New, ±479,176 SF Freestanding Building
- » 63 Dock High Doors
- » Rear Loading
- » Two (2) Ground Level Doors
- » Truck Court Depth 200'
- » APN 300-210-026, 027, 028, 006, 007, 008, 009
- » 166 Trailer Count
- » 40' Clear Height
- » 8" Slab
- » 4,000 Amps
- » 210 Auto Stalls
- » 10,000 SF office (5,000 SF mezzanine)
- » Zoning: Light Industrial - PVCC SP - Perris Valley Commerce Center
- » Permitted Land Use: Warehouse, Office as Permitted



For more information, please contact:

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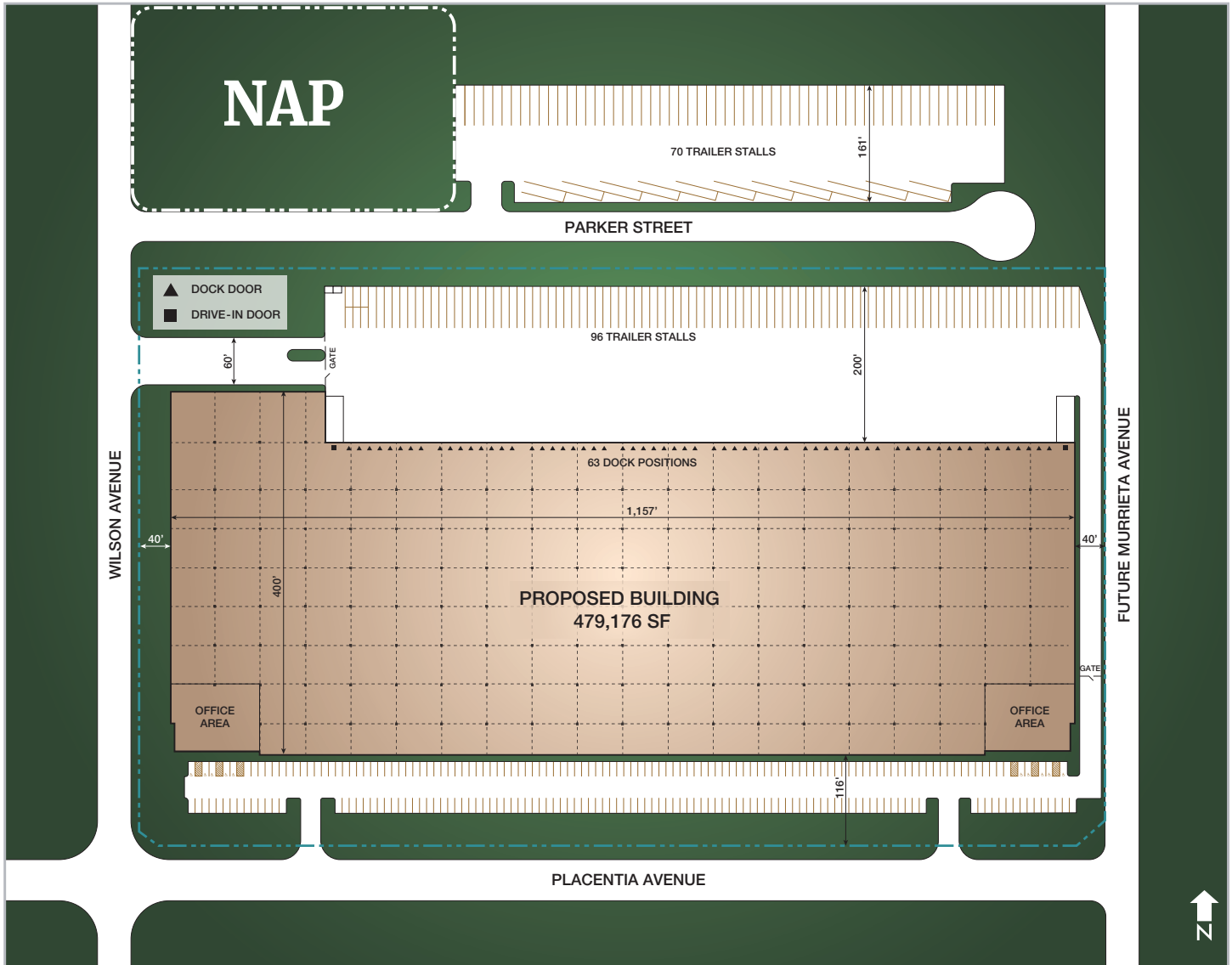
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## Site Plan



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## Renderings



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## Corporate Neighbors



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