

± 6.92 - ±16.47 Acres

Freeway Frontage Development

Illinois Ave & I-215 Freeway
Perris, CA



Zoning	CURRENTLY ZONED COMMERCIAL COMMUNITY W/ BUSINESS PARK OVERLAY ON WESTERN 6.92 ACRES
Permitted Uses CLICK	AUTOMOTIVE SALES, FURNITURE SALES, GARDEN AND FARM SUPPLIES SALES, HOME IMPROVEMENT CENTERS, BUILDING MATERIAL STORES, OFFICE EQUIPMENT, PET AND PET SUPPLY, SPORTING GOODS, RETAIL OUTLETS, MOVIE THEATERS, BOWLING ALLEYS, HEALTH CLUBS, LUBE & TUNE CENTERS, HOTELS, MOTELS, MEDICAL AND DENTAL OFFICES, RESTAURANTS, COFFEE SHOPS, BAKERIES, ICECREAM AND YOGURT SHOPS, DELICATESSENS, MORTUARY AND FUNERAL HOMES, PRINT AND COPYING SHOPS, WIRELESS TOWERS
w/ C.U.P.	AMUSEMENT CENTERS, HOSPITALS, CLINICS, DRIVE-THRU RESTAURANTS, URGENT CARE, SERVICE STATIONS WITH OR WITHOUT AUTO REPAIR, CAR WASH, CONVENIENCE STORES, HOME OR FACILITY FOR ELDERLY OR CHILDREN
Utilities	UNDERGROUND UTILITIES TO PROPERTY BOUNDARY
Location	I-215 FREEWAY FRONTAGE LOCATION WITH EXCELLENT PROPERTY VISIBILITY AND NEW COMMERCIAL DEVELOPMENT AND MULTIFAMILY HOUSING NEARBY



Accelerating success.

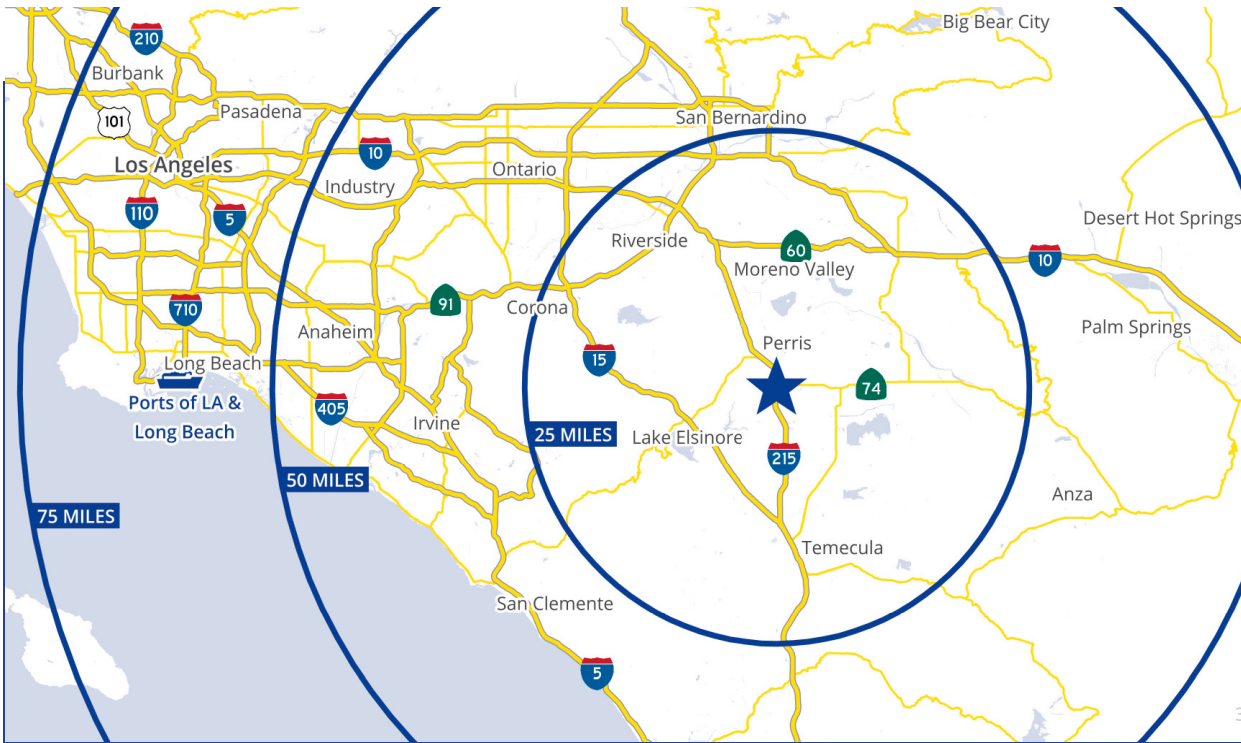
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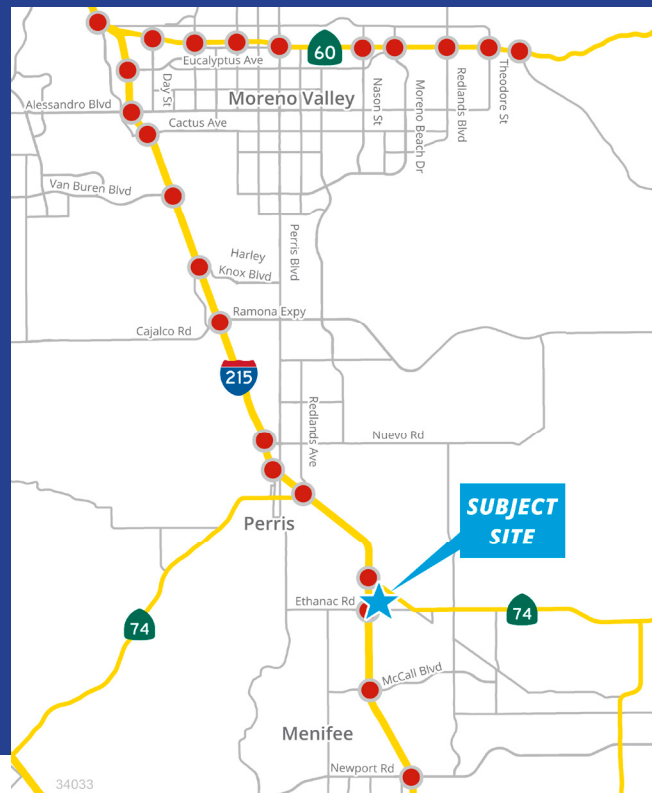
Illinois Ave & Trumble Rd Perris, CA

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location

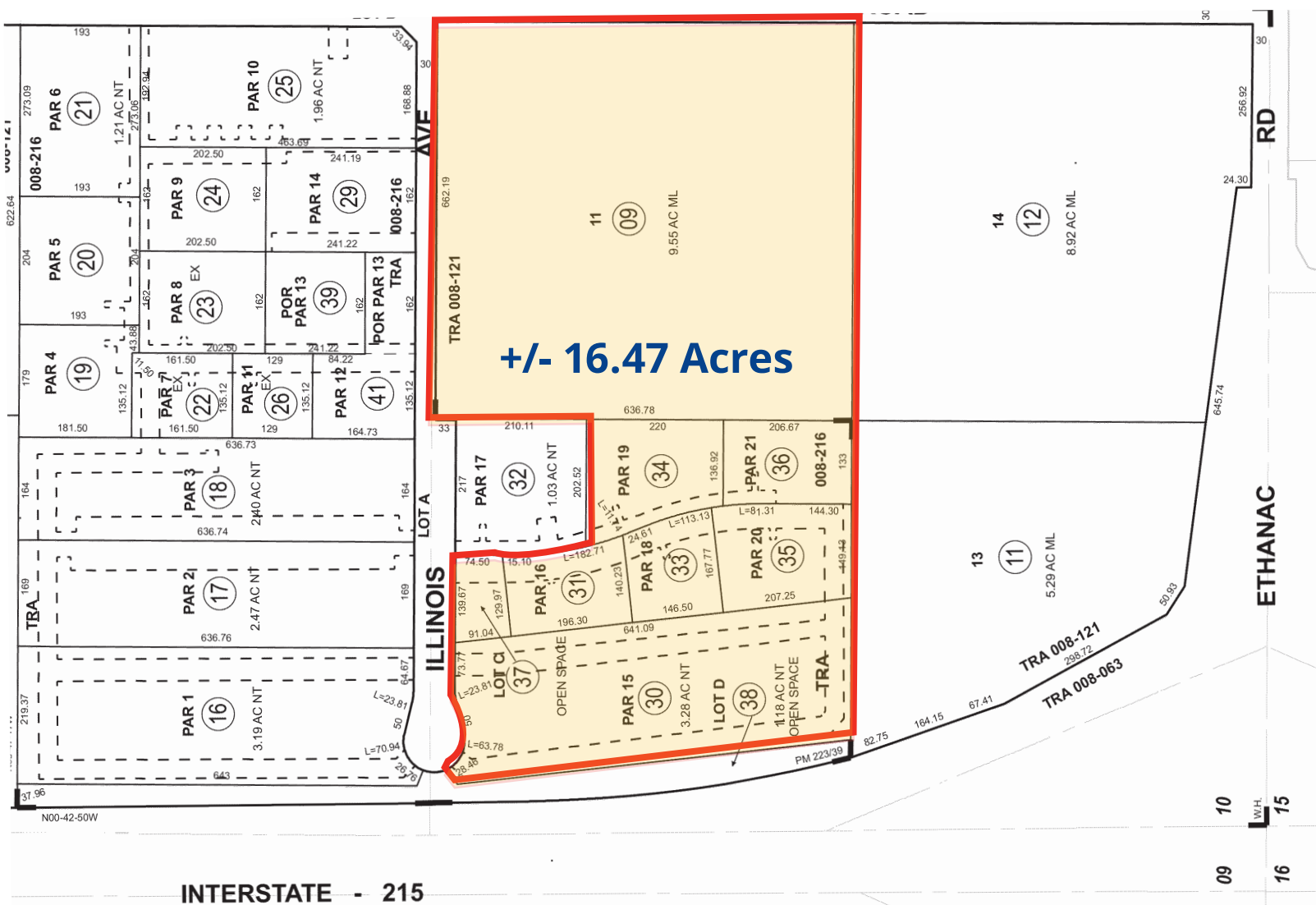


The site is well positioned with freeway frontage visibility and access to the I-215 full interchange at Ethanac Road. It is also surrounded by new commercial development and multi-family housing all within walking distance. Rail service connects the property to key markets, the ports of L.A. / Long Beach and nearby airports - including the rapidly expanding Ontario International Airport, Palm Springs International Airport and the San Bernardino International Airport. Riverside County is the 4th most populous county in California and one of the fastest growing in the United States.



parcel map

APN#	ACREAGE
329-250-009	 +/- 9.55
329-250-030	 +/- 3.28
329-250-031	 +/- .58
329-250-033	 +/- .53
329-250-034	 +/- .84
329-250-035	 +/- .80
329-250-036	 +/- .63
329-250-037	 +/- .26



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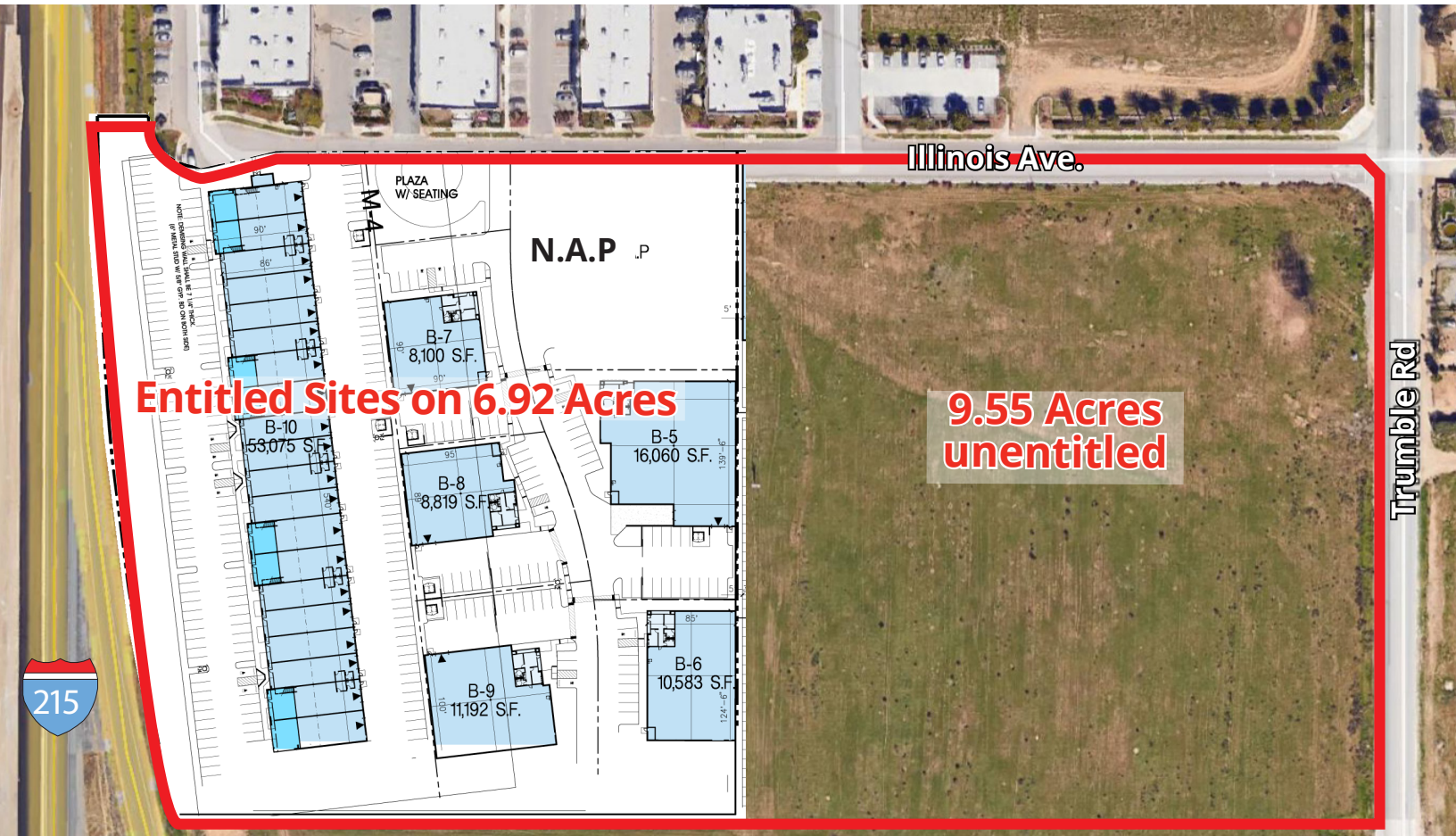


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Illinois Ave & Trumble Rd Perris, CA

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property highlights



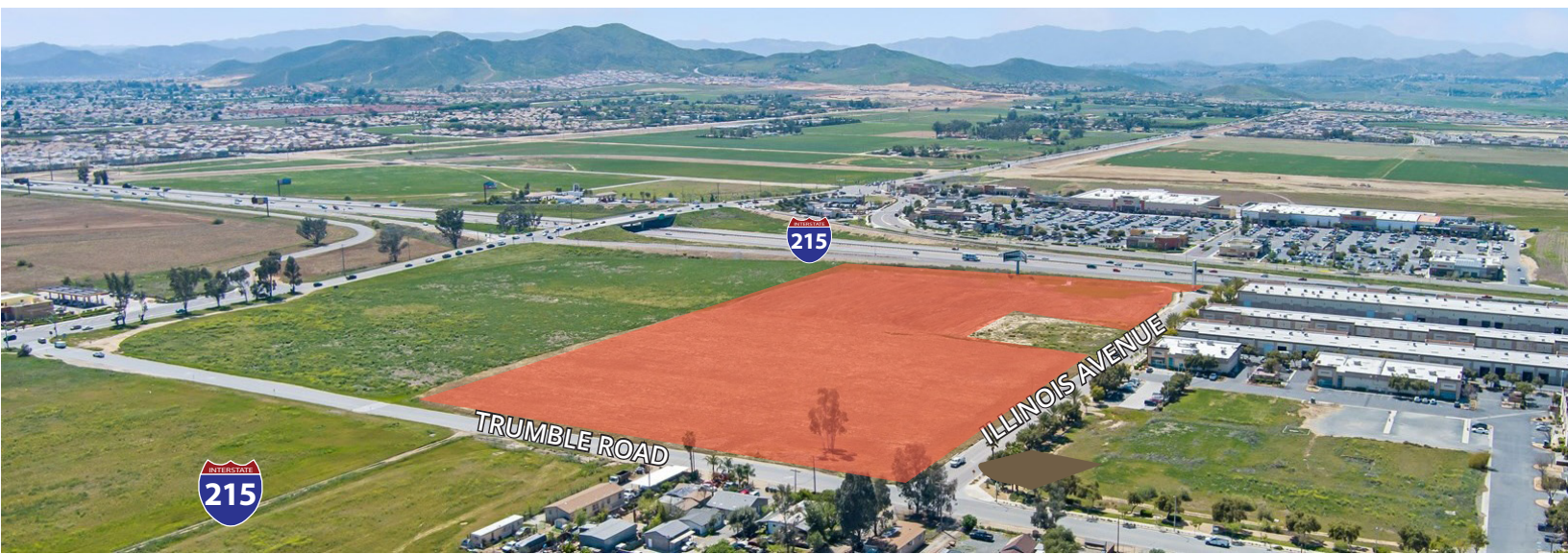
B-5	Freestanding 16,060 SF Industrial Building 1 DH & 1 Drive-in-Door, 22' Clearance, Office SF TBD
B-6	Freestanding 10,583 SF Industrial Building 1 Drive-in Door, 16' Clearance, Office SF TBD
B-7	Freestanding 8,100 SF Industrial Building 1 Drive-in Door, 16' Clearance, Office SF TBD
B-8	Freestanding 8,819 SF Industrial Building 1 Drive-in Door, 16' Clearance, Office SF TBD
B-9	Freestanding 11,192 SF Industrial Building 1 Drive-in Door, 16' Clearance, Office SF TBD

B-10	20 Industrial Condos totaling 53,075 SF Unit sizes range from 2,150 SF - 3,480 SF Each with 1 Drive in Door and 22' Clearance 8 w/tih Mezzanine
Power	100 Amps w/ 200-800 Amp UGPS Available
Sprinklers	.33 / 2,000 Calc Sprinklers
Zoning	Business Park Overlay; Mixed Use (Bldg. B-10) Light Industrial (B-5 thru B-9)
Utilities	Underground Utilities to Property Boundary
Location	Excellent I-215 Freeway visibility

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flyover photos



±0.510 Miles to I-215 Freeway Interchange
±17 Miles to CA-60 Freeway Interchange



±36.5 Miles to Ontario Intl Airport
±33 Miles to San Bernardino Intl Airport
±91.5 Miles to LAX Airport



±85.2 Miles to the Ports of Los Angeles & Long Beach



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