

**AVISON  
YOUNG**

# ± 1.84 AC Yard with Freestanding Industrial Building

3091 Indian Avenue, Perris, CA 92571

**FOR SALE**

**INDIAN AVENUE**

**CODY LERNER, SIOR**

Principal  
CA License No. 01994966  
951.267.2752  
cody.lerner@avisonyoung.com

**VICTORIA TAO**

Client Service Coordinator  
949.945.2635  
victoria.tao@avisonyoung.com

**AVISON YOUNG**

Inland Empire  
3281 E. Guasti Rd., Suite 700  
Ontario, California 91761  
avisonyoung.us

3091 INDIAN AVENUE, PERRIS, CA



W RIDER STREET

INDIAN AVENUE



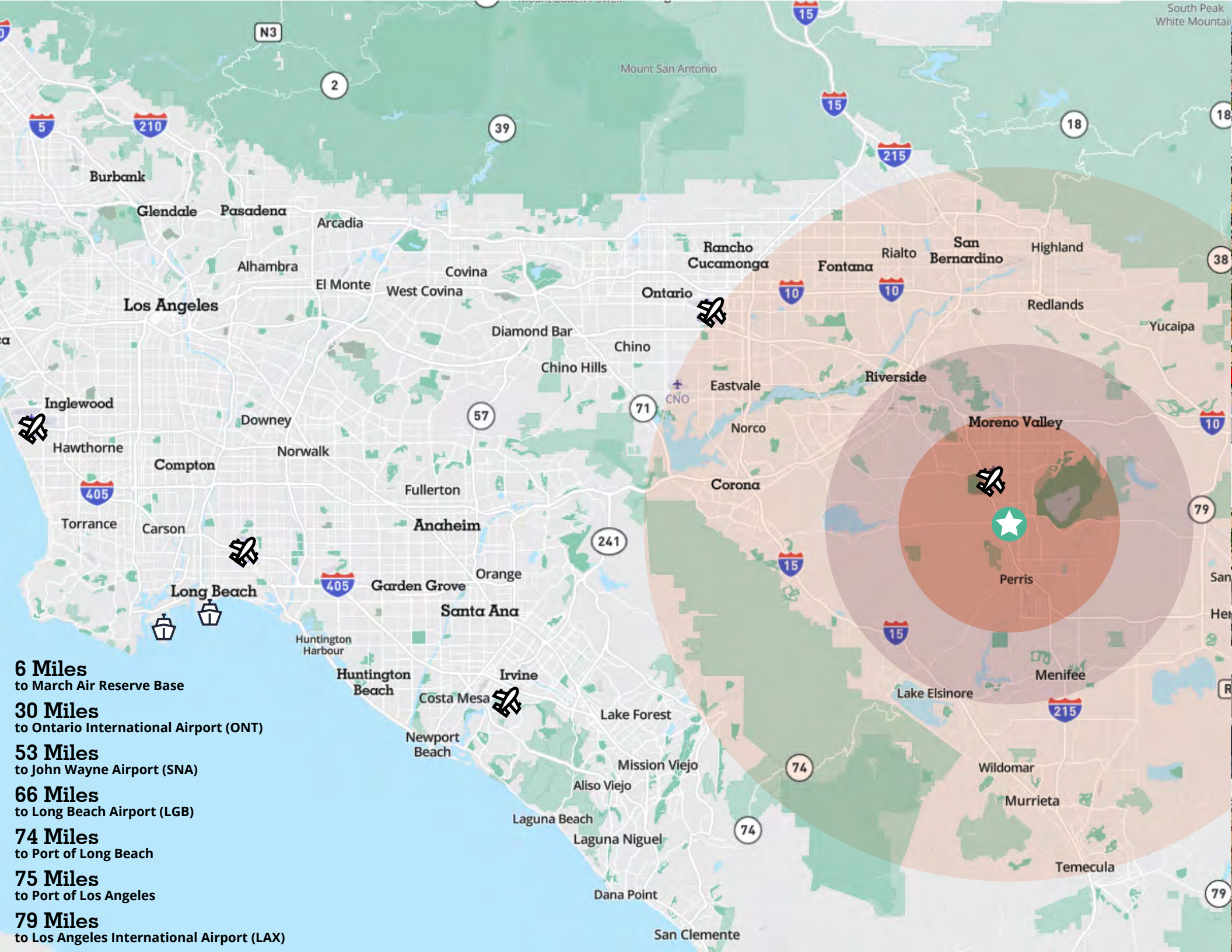
## PROPERTY OVERVIEW

|                            |                                            |
|----------------------------|--------------------------------------------|
| <b>BUILDING AREA:</b>      | Approx. ±18,058 SF*                        |
| <b>OFFICE AREA:</b>        | ±3,358 SF                                  |
| <b>LAND AREA:</b>          | ±1.84 AC / ±80,150 SF                      |
| <b>CLEAR HEIGHT:</b>       | 14' - 16'                                  |
| <b>GROUND-LEVEL DOORS:</b> | (3) Ground Level Loading Doors             |
| <b>POWER (AMP):</b>        | 1,200 AMPS<br>277/480 & 120/280V (VERIFY)  |
| <b>SALE PRICE:</b>         | Negotiable                                 |
| <b>ZONING:</b>             | Light Industrial                           |
| <b>APPROVED USES:</b>      | <a href="#">PVCC Land Use Designations</a> |

\*Inquire with the listing team for more information

## HIGHLIGHTS

**3091 Indian Avenue, Perris, CA** is strategically positioned within the Inland Empire East, a premier logistics markets in Southern California. The property offers convenient access to Interstate 215 with connectivity to SR-60 and SR-91. Designed to accommodate a range of industrial users or owner-users, the facility features an efficient warehouse layout suitable for distribution, logistics, and light manufacturing. Supported by a strong regional labor pool and nearby amenities, the facility presents a compelling opportunity for both investors and users seeking scale, accessibility, and operational flexibility within the Inland Empire.



- 6 Miles**  
to March Air Reserve Base
- 30 Miles**  
to Ontario International Airport (ONT)
- 53 Miles**  
to John Wayne Airport (SNA)
- 66 Miles**  
to Long Beach Airport (LGB)
- 74 Miles**  
to Port of Long Beach
- 75 Miles**  
to Port of Los Angeles
- 79 Miles**  
to Los Angeles International Airport (LAX)

**FlexiSpot**

**ROSS**  
DRESS FOR LESS

**EA**

**CORE & MAIN**

**ROADWAY**  
ENGINEERING

**S** Segaar  
Company

**SPECTRUM**  
Gas Products





# FLOOR PLAN



\*Drawing may not be drawn to scale.



**AVISON  
YOUNG**

**3091 INDIAN AVENUE  
PERRIS, CA**

**CODY LERNER, SIOR**

Principal  
CA License No. 01994966  
951.267.2752  
[cody.lerner@avisonyoung.com](mailto:cody.lerner@avisonyoung.com)

**VICTORIA TAO**

Client Service Coordinator  
949.945.2635  
[victoria.tao@avisonyoung.com](mailto:victoria.tao@avisonyoung.com)

**AVISON YOUNG**

Inland Empire  
3281 E. Guasti Rd, Suite 700  
Ontario, California 91761  
[avisonyoung.us](http://avisonyoung.us)