

±70,566 SF of Industrial Zoned Land

1173 Harley Knox Boulevard, Perris, CA 92571

FOR LEASE



The highlighted area serves as an approximation of the parcel lines and its exact accuracy cannot be guaranteed

Get in
touch.

CONNOR STRODE

Vice President
CA License No. 02170137
951.445.4529
cstrode@lee-associates.com

CODY LERNER, SIOR

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

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**AVISON
YOUNG**

THE PROPERTY

An exceptional opportunity to lease approximately 70,566 SF (± 1.62 acres) of industrial-zoned land in Perris, California. The property consists of two parcels that have been improved and graded, providing a functional site for a variety of industrial, outdoor storage, and operational uses, subject to applicable zoning and approvals.

The property also includes a $\pm 1,982$ SF modular office structure, offering existing administrative and office space for an owner-user or tenant. With its substantial land area and existing improvements, the site provides flexibility for businesses seeking a well-positioned industrial yard with office capability.

PROPERTY OVERVIEW

LAND AREA:	± 1.62 AC
LAND AREA (SF):	$\pm 70,566$ SF
BUILDING AREA (SF):	$\pm 1,982$ SF
APN:	314-153-001 & 002
LEASE RATE:	\$17,500/Month Gross Lease
ZONING:	Perris Valley Commerce Center General Industrial (PVCC-GI)



CJ LOGISTICS

sam's club



WEBER LOGISTICS

HARVILL AVENUE

KENCO

March Air
Reserve Base

INTERSTATE
CALIFORNIA
215

amazon

amazon

HARBOR FREIGHT

NANDINA AVENUE

LOWE'S

GROVE VIEW ROAD

DECKERS
BRANDS

sam's club

1173 Harley Knox Blvd.
Perris, CA

HARLEY KNOX BOULEVARD

HARVILL AVENUE

PATTERSON AVENUE

GXO

HARLEY KNOX BOULEVARD

NFI

THE HOME
DEPOT

MARKHAM STREET

INDIAN AVENUE

N PERRIS BOULEVARD

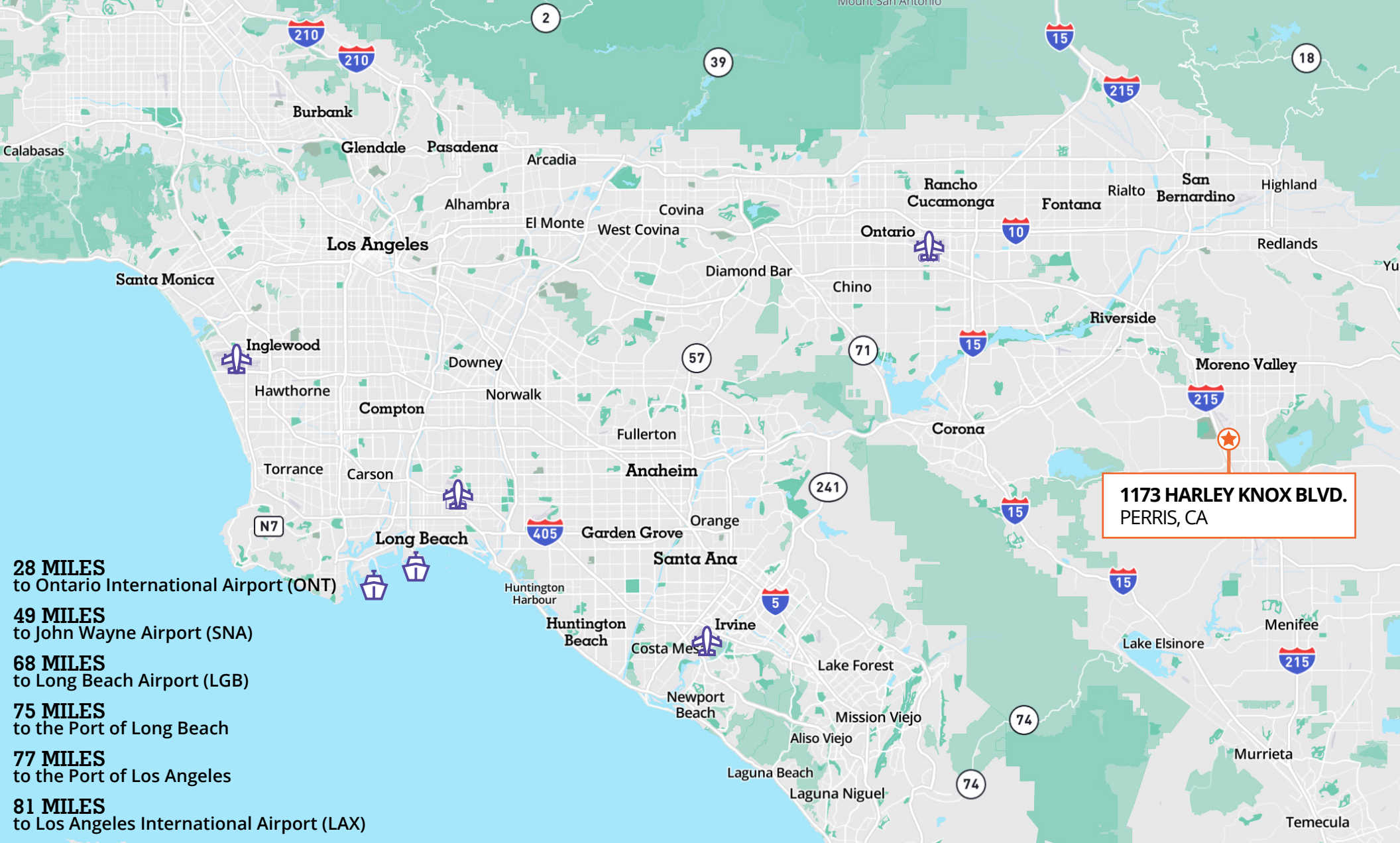
MARKHAM STREET

INTERSTATE
CALIFORNIA
215

amazon

FERGUSON

WEBSTER AVENUE



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