

# 13.91 Acres Industrial Land

# FOR SALE

## \$15,148,000 (\$25/PSF)

### SW QUADRANT (SWQ) OF HARVILL AVENUE / ORANGE AVENUE, PERRIS, CA 92571



## PROPERTY FEATURES

- Zoned IP - Industrial Park
- CUP in Final Review; 11,630sf Industrial Maintenance & Service Building (4 Pass-thru Bays, 6 Offices, Conf Rm, Lobby, Board Room, 4 Restrooms)
- Approx 300+/- IOS Truck/Trailer Parking.
- On Approved Riverside County Truck Route
- Immediate Access to I-215 Fwy via Harvill Ave/Nuevo Ave
- Underground Water, Sewer, Utility lines at Property Boundaries



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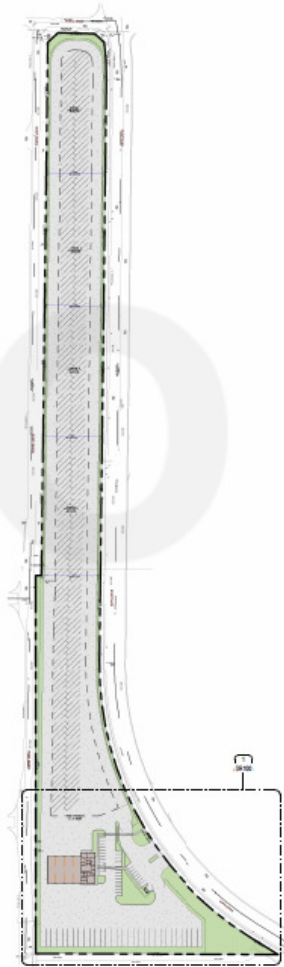
**Jon Sorokowski**  
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Each office independently owned and operated.

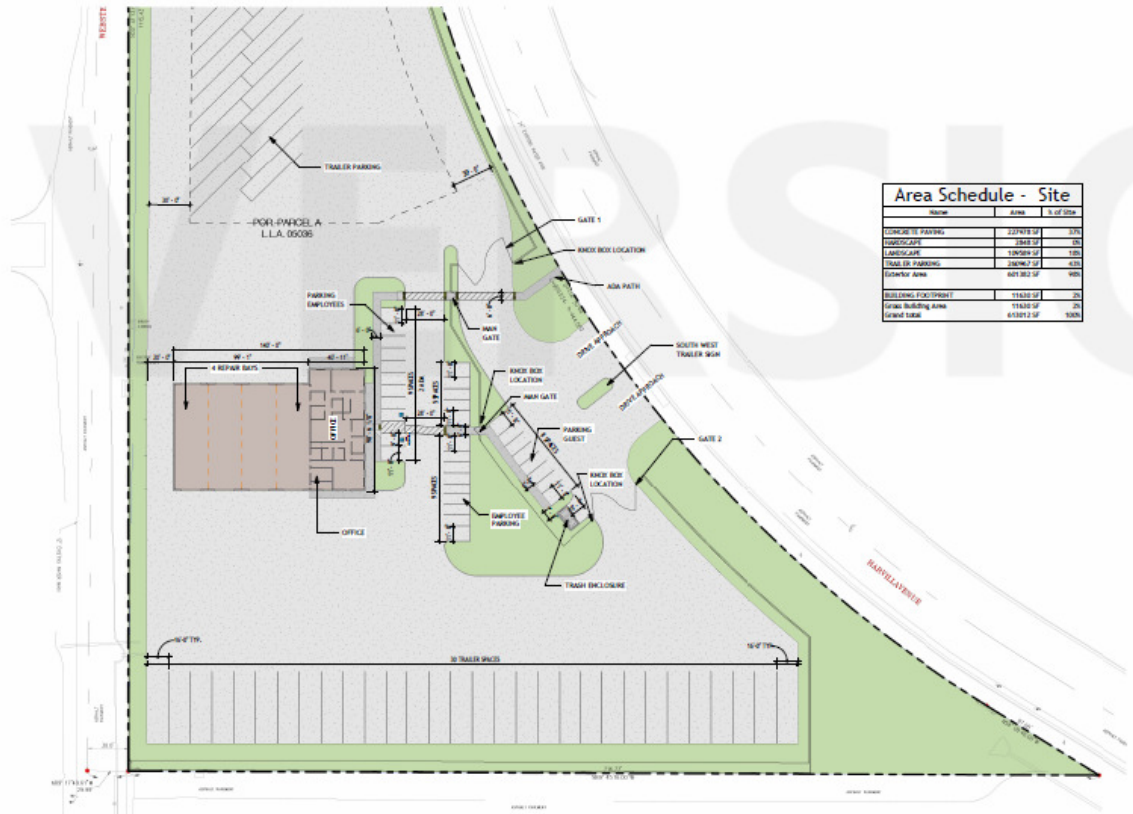
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**2 Site Plan**  
1" = 160'-0"



**1 Site Plan**  
1" = 40'-0"

Area Schedule - Site		
Name	Area	% of Site
CONCRETE PAVING	220,716 SF	2.7%
ASPHALT	2,842 SF	0.0%
LANDSCAPE	100,000 SF	1.3%
ROAD IN PAVING	150,000 SF	1.9%
EXTERIOR AREA	801,382 SF	10.0%
BUILDING FOOTPRINT	11,630 SF	0.1%
Grass Building Area	11,630 SF	0.1%
Grass Total	610,812 SF	7.7%



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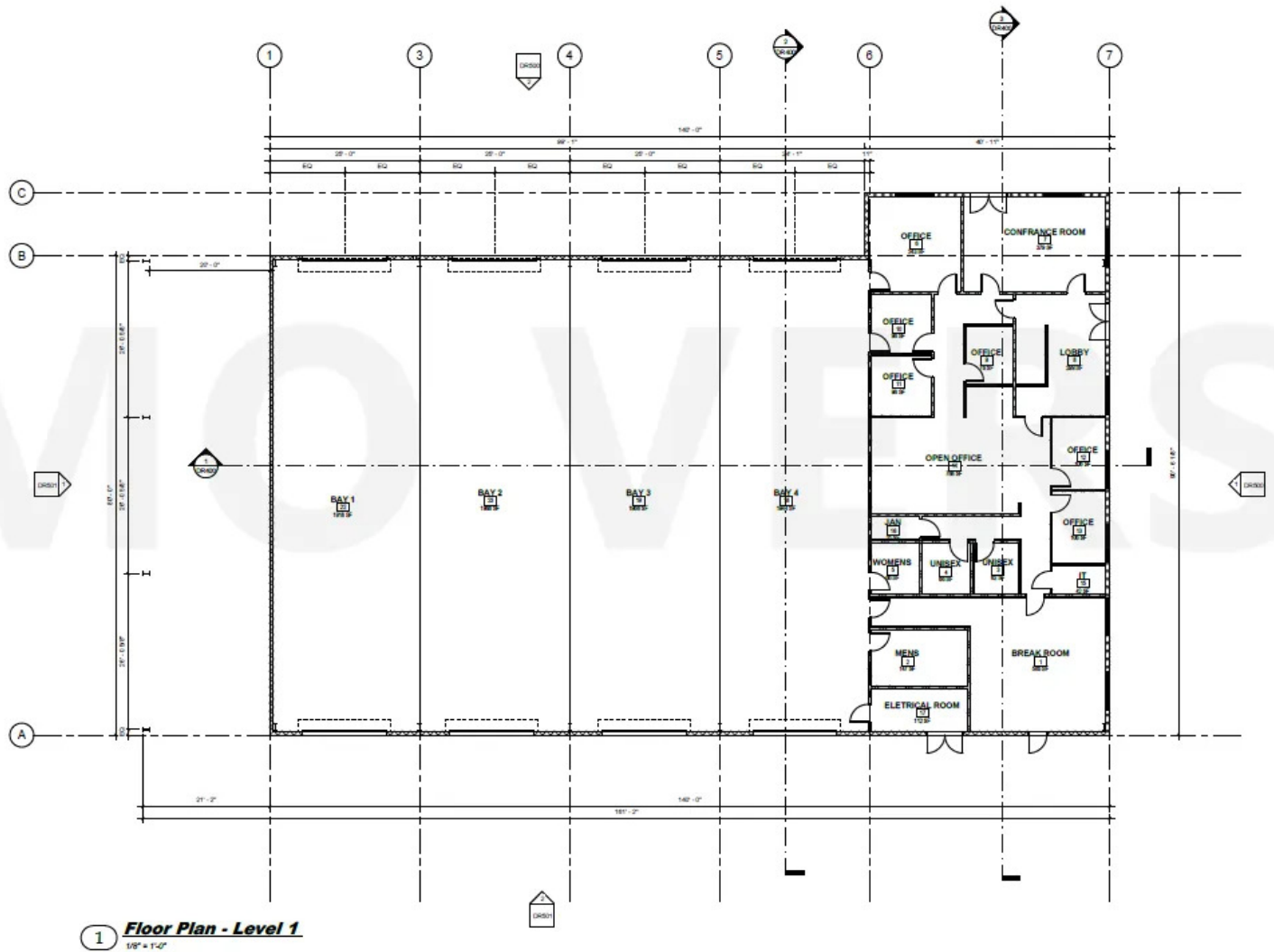
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**Subject Property**

Placentia Ave

Orange Ave

INTERSTATE  
215

129,448 CPD

Harvell Ave 8,923 CPD

Nuevo Road



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