



FOR LEASE: +/-10,626 Square Feet

3468 Webster Avenue, Perris, CA

Property Information

+/- 10,626 Square Feet:

- Single tenant, freestanding building
- Reception, private office, coffee bar, mezzanine, kitchen, and warehouse
- Private yard with gate
- +/- 27' clear height
- Two (2) +/- 12' X 14' ground level loading doors
- Heavy Power: 600 AMP, 277/480 volt electric, 3 phase, 4 wire (verify)

Lease Rate: \$1.28/SF, MG plus estimated common area operating expenses of \$0.07/SF



More Information: Christopher J. Masino, SIOR
(951) 795-4556 | cmasino@masinoindustrial.com

31805 Temecula Parkway | Suite 210 | Temecula | CA | 92592

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Selected Images



Reception



Coffee Bar

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Mezzanine



Kitchen

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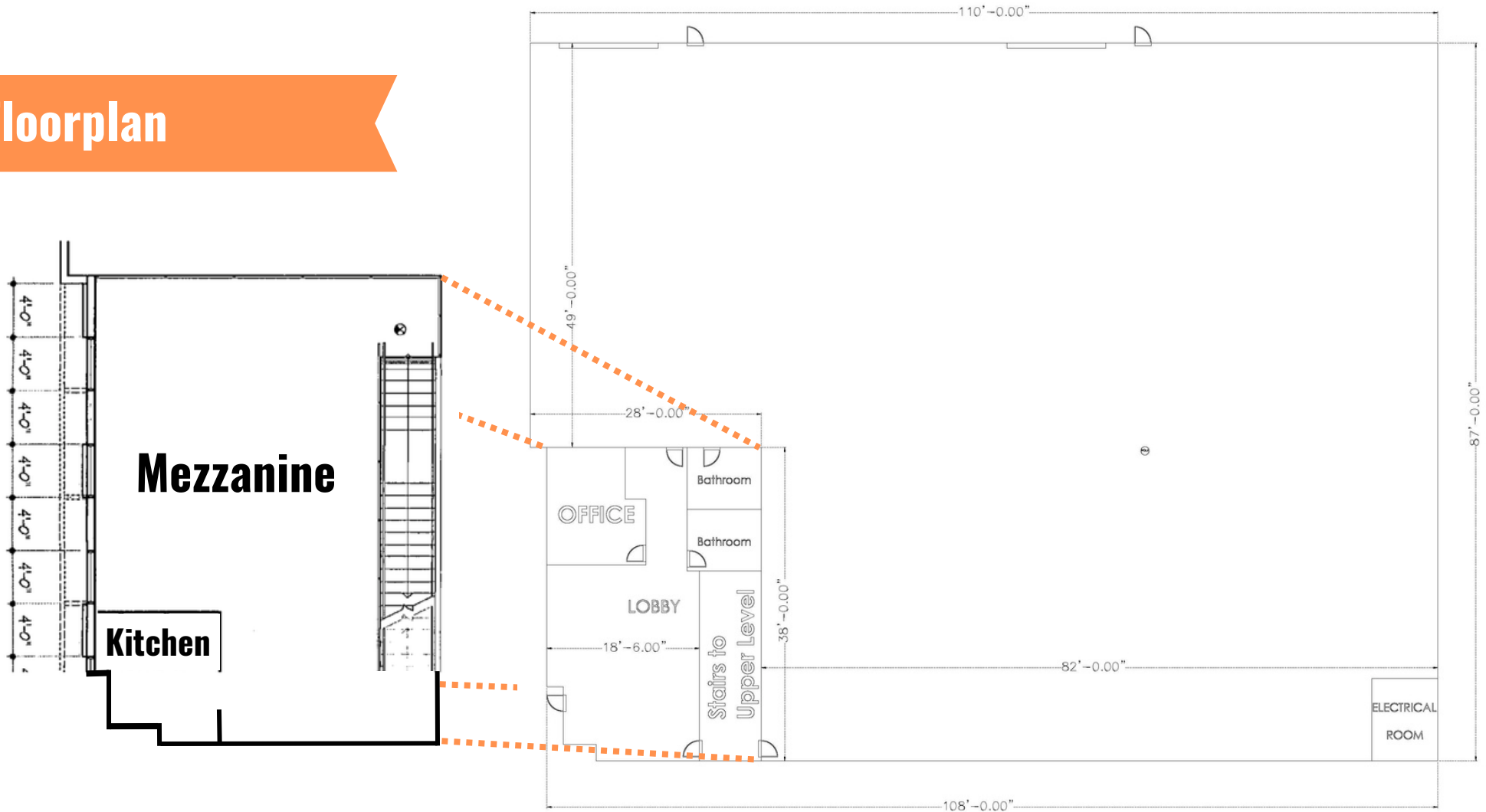
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Floorplan



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Warehouse



Private Yard

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Aerial View



Business Park

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Location Map



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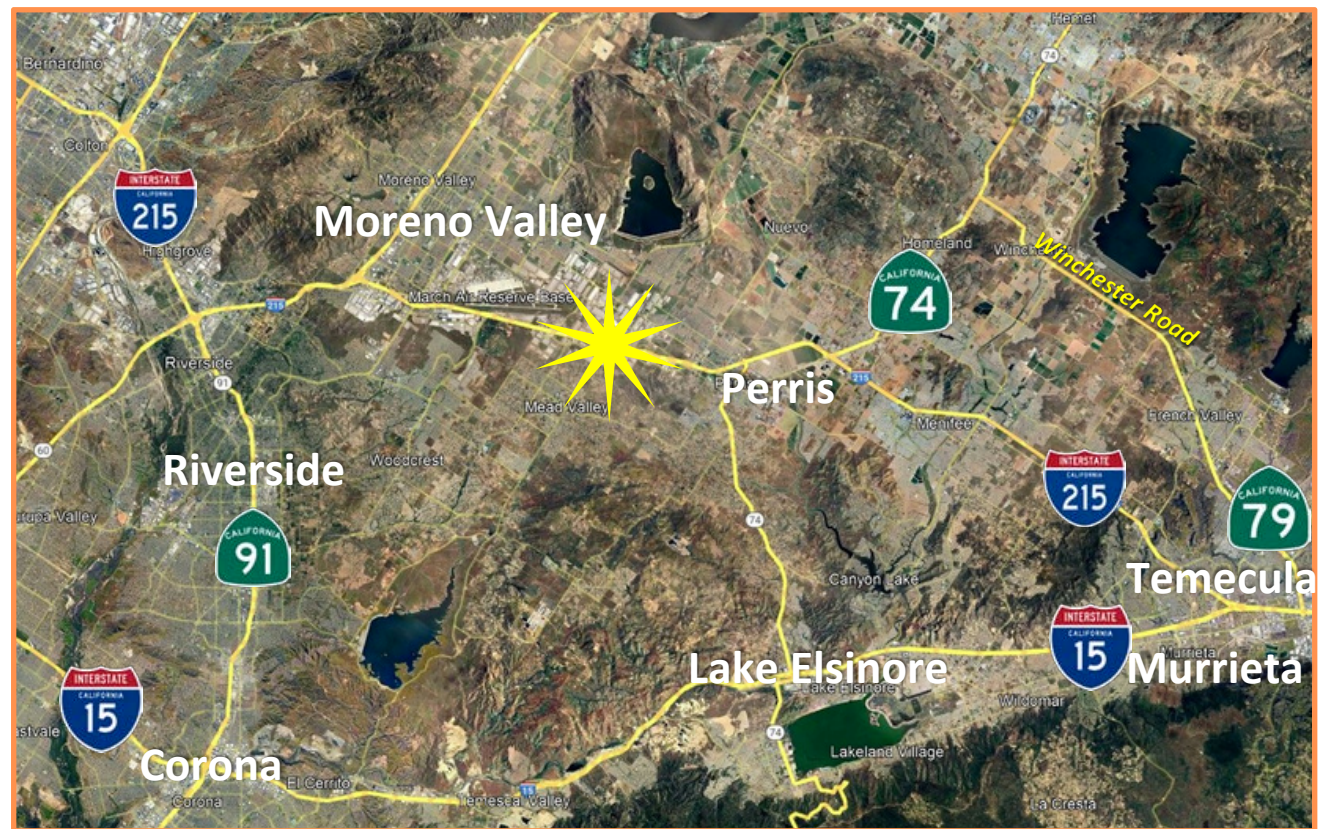


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Local Information

- Well located regionally
- Easy access to I-215 freeway via Ramona Expressway
- Surrounded by new development projects in a growing community
- Minutes to retail amenities including, restaurants, banking, business services, and much more



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