



# 675 W. NANCE STREET

Perris, CA 92571

±61,253 SF | AVAILABLE FOR LEASE

PRESENTED BY

**AUSTIN HILL**

SVP / Principal  
DRE # 01921364  
909.373.2732  
ahill@lee-assoc.com

**TYLER PLATA**

SVP / Principal  
DRE # 02083579  
909.373.2948  
tplata@lee-assoc.com

**HOLDEN EDMONDSON**

Associate  
DRE # 02124931  
909.373.2916  
hedmondson@lee-assoc.com

**JEFF RUSCIGNO**

SVP / Principal  
DRE # 01030286  
951.276.3630  
jruscigno@leeriverside.com

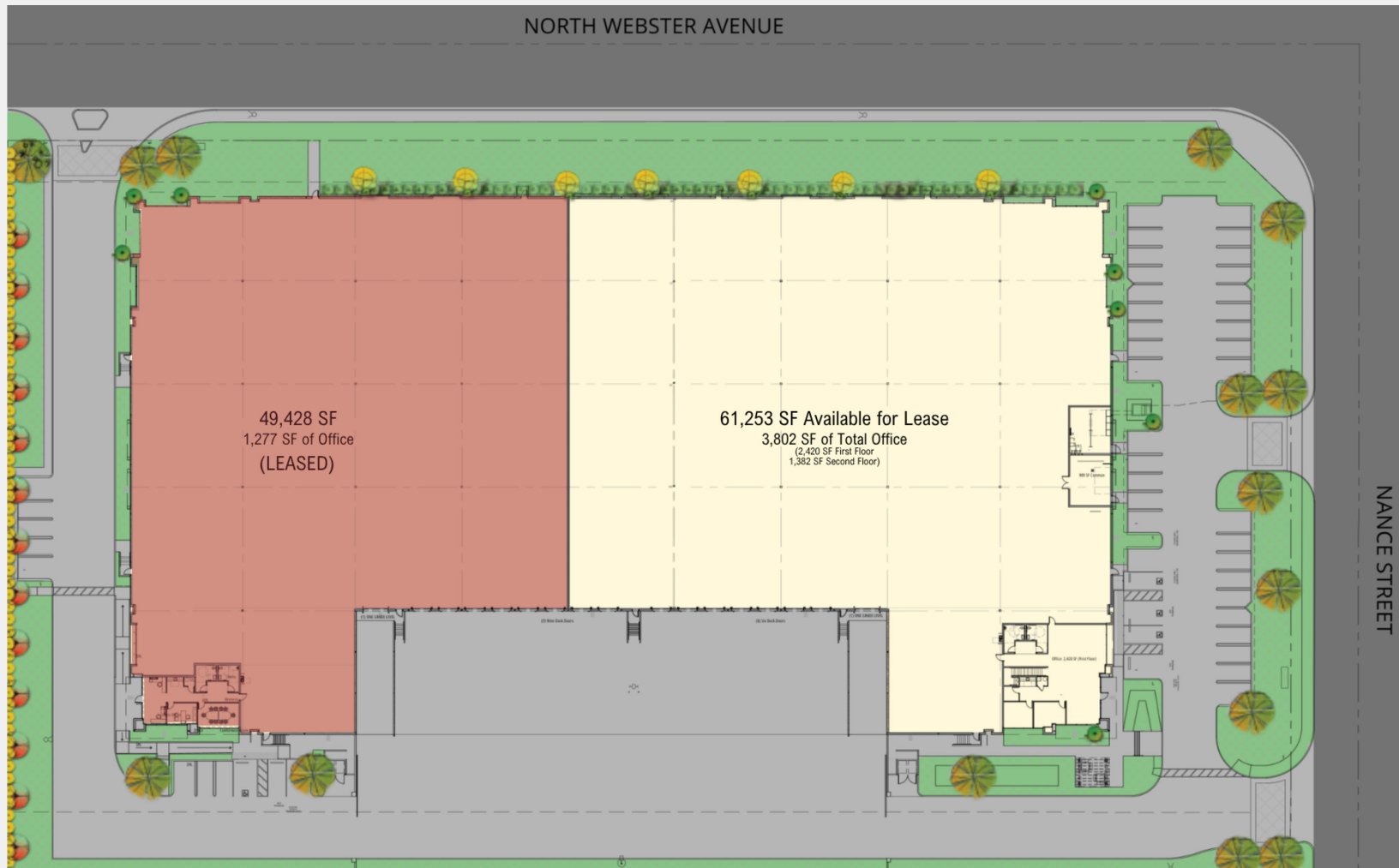
**IAN ARMBRUSTER**

Senior Associate  
DRE # 02151900  
909.373.2902  
iarmbruster@lee-assoc.com



## PROPERTY FEATURES

- 61,253 SF Available (POL 110,529 SF)
- 3,802 SF of Two-Story Office Space (2,420 GF and 1,382 SF of Mezzanine)
- 30' Clear Height
- 9 Dock High Doors (Bumpers on Every Other Door)
- 1 Ground Level Door
- 120 ft Gated Truck Court
- 39 Car Parking Spaces
- ESFR Sprinkler System (K-17 with Pump)
- 50' x 52' Typical Column Spacing
- 1,200 Amps Power
- 2.45% Skylights





# 675 W. NANCE STREET

PERRIS, CA 92571

---

FOR MORE INFORMATION

---

## AUSTIN HILL

SVP / Principal  
DRE # 01921364  
909.373.2732  
ahill@lee-assoc.com

## TYLER PLATA

SVP / Principal  
DRE # 02083579  
909.373.2948  
tplata@lee-assoc.com

## HOLDEN EDMONDSON

Associate  
DRE # 02124931  
909.373.2916  
hedmondson@lee-assoc.com

## JEFF RUSCIGNO

SVP / Principal  
DRE # 01030286  
951.276.3630  
jruscigno@leeriverside.com

## IAN ARMBRUSTER

Senior Associate  
DRE # 02151900  
909.373.2902  
iarmbruster@lee-assoc.com

## LEE & ASSOCIATES - ONTARIO

3535 Inland Empire Boulevard  
Ontario, CA 91764  
(909) 989-7771  
Corporate ID #00976995

[lee-associates.com](http://lee-associates.com)

---

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
ON 8119

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.