

3464 WEBSTER AVE

BUILDING SIZE: 13,769 SF

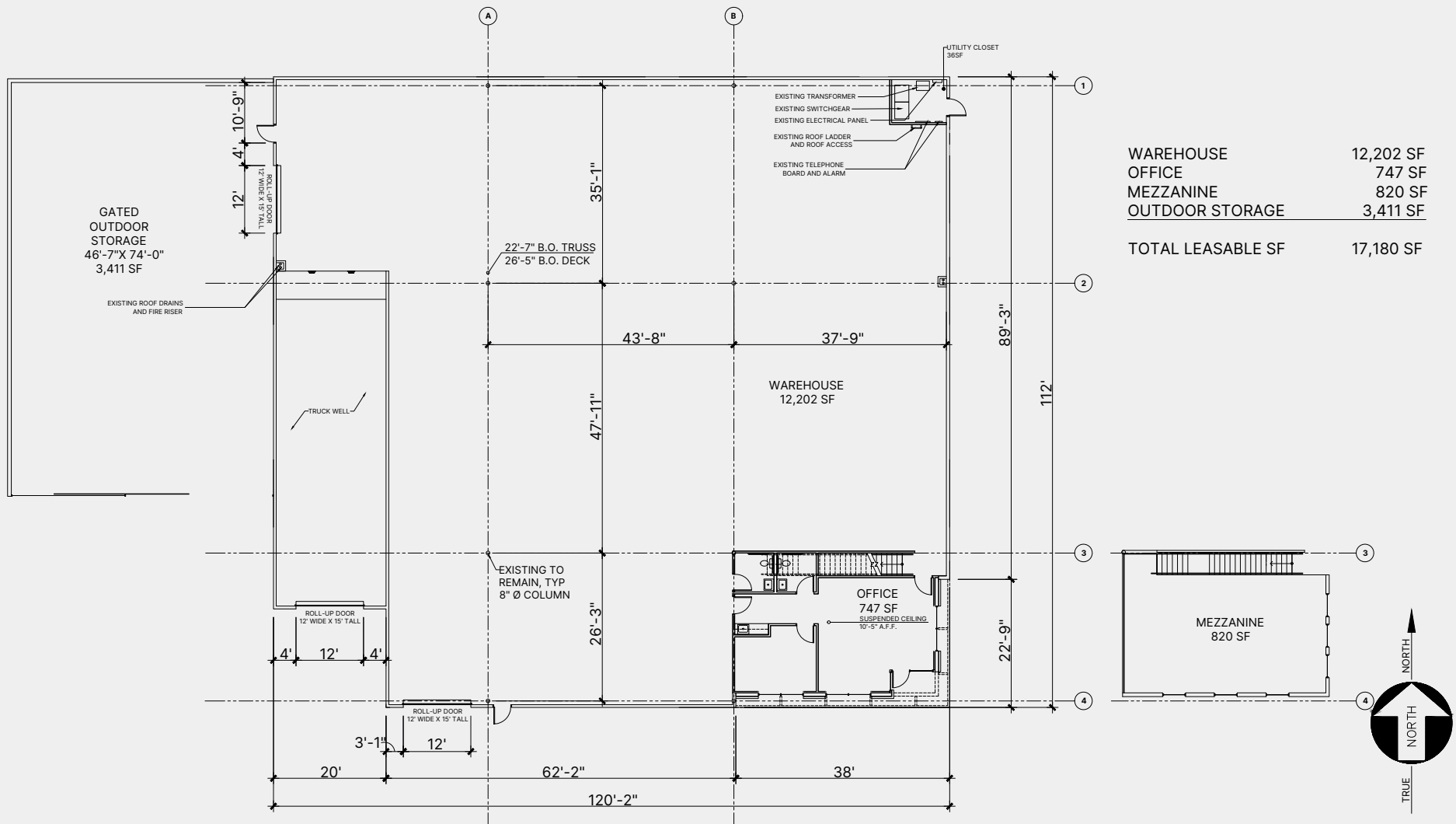
PURCHASE PRICE: \$3,786,475

LEASE RATE: \$1.15 PER SF NNN

- ✓ High warehouse clearance 22'
- ✓ 820 SF mezzanine (load bearing)
- ✓ 747 SF office
- ✓ 2 ground level doors, 1 internal dock high door
- ✓ Fully secured yard area (3,411 SF)
- ✓ LI (Light Industrial) – City of Perris
- ✓ Heavy three phase power: 600 Amp, 277/480 Volt
- ✓ Available for sale or lease



3464 WEBSTER AVE | FLOOR PLAN



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PERRIS LOD

3464 WEBSTER AVE
 PERRIS, CALIFORNIA

FLOOR PLAN

Scale: 1/16" = 1'-0"
 July 6, 2026

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