

**FOR
LEASE**

± 89,000 SF | 4.06 ACRES

945 - 995 W. MARKHAM STREET, PERRIS

BUILD-TO-SUIT OPPORTUNITY



**DEDEAUX
PROPERTIES**



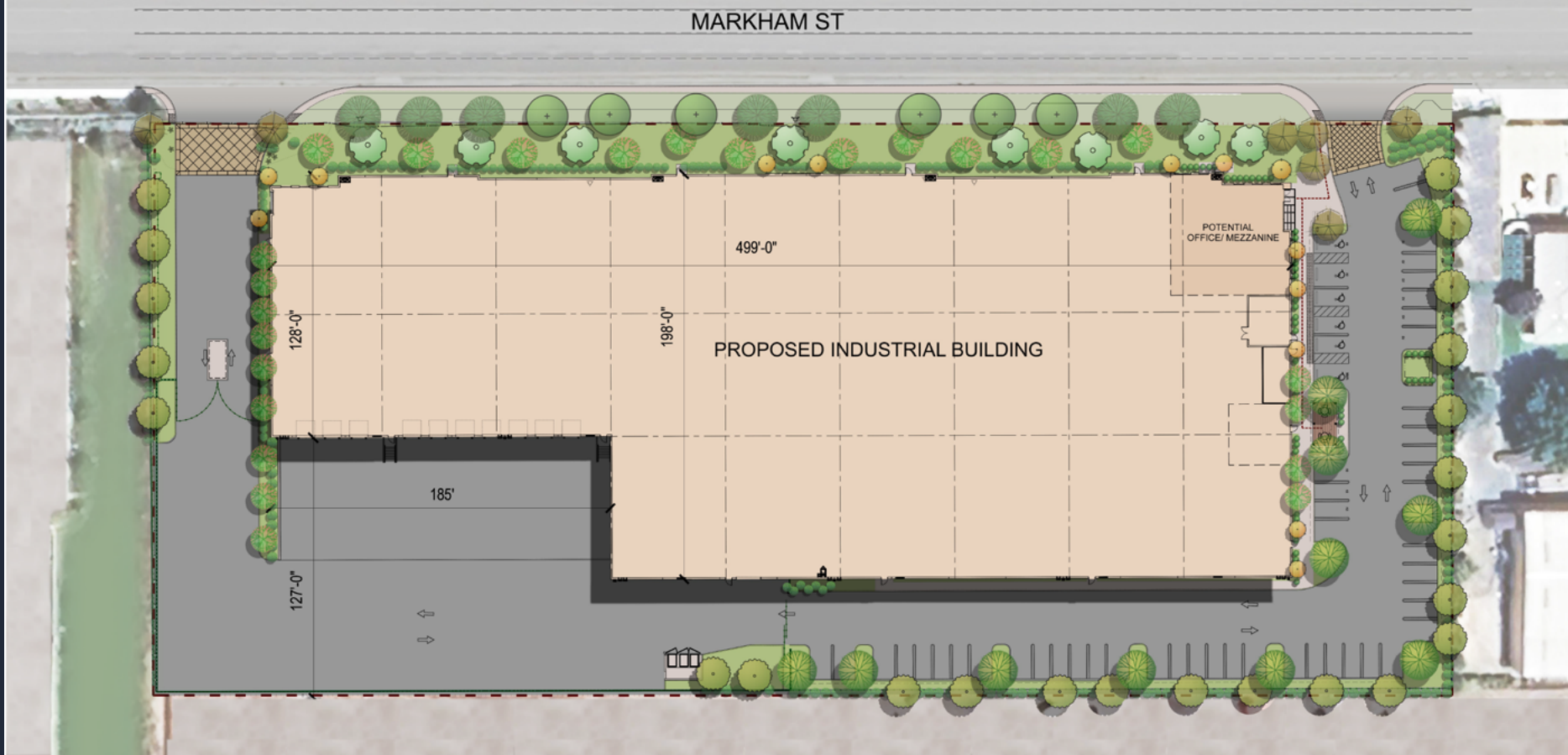
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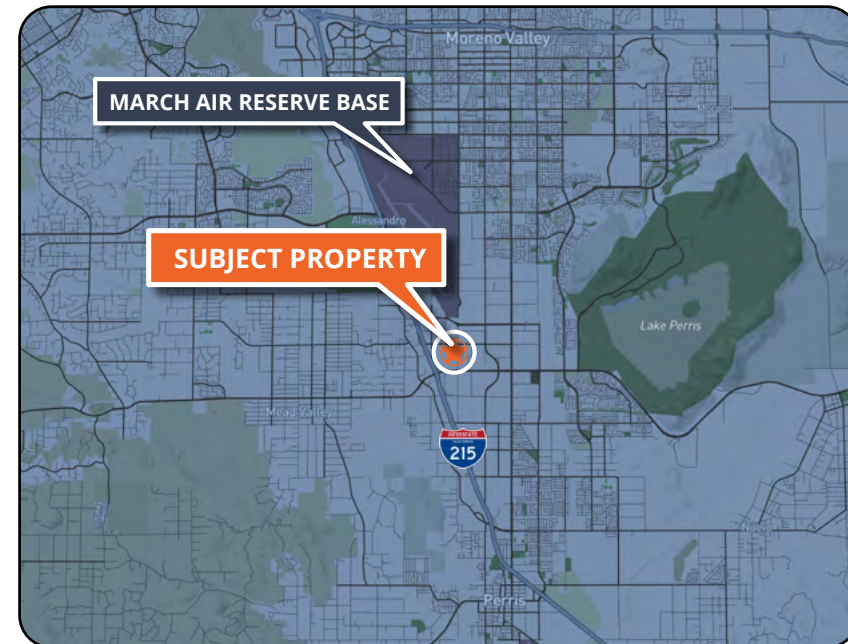
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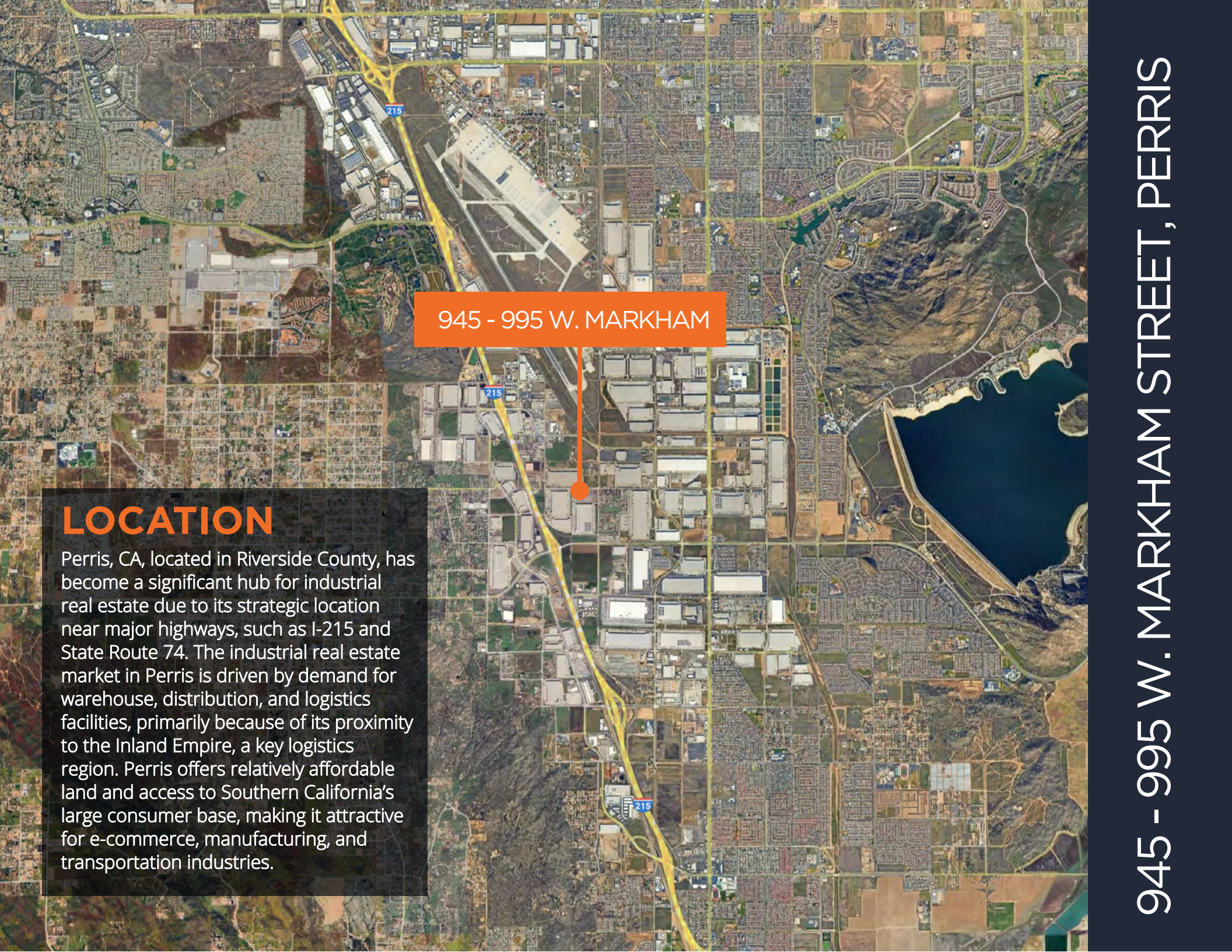
**AVISON
YOUNG**



PROPERTY OVERVIEW

BUILDING AREA	± 89,000 SF
GF OFFICE/MEZZANINE	± 3,000 SF / ± 3,000 SF
LAND AREA	± 4.06 Acres (± 176,905 SF)
CLEAR HEIGHT	32'
ZONING	L1, Light Industrial
LOADING DOCKS	10
DRIVE IN	2
PARKING	63 parking spaces



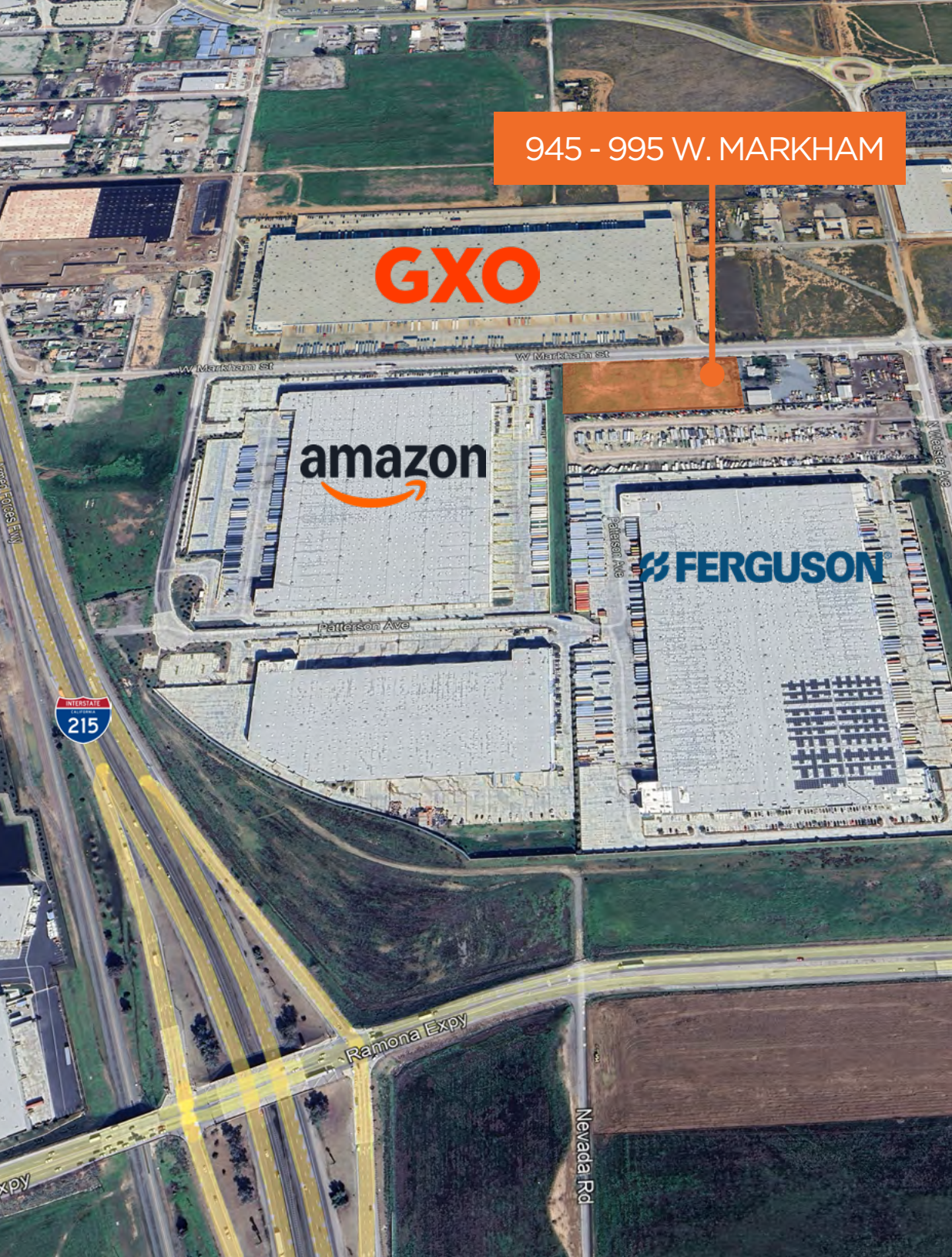


LOCATION

Perris, CA, located in Riverside County, has become a significant hub for industrial real estate due to its strategic location near major highways, such as I-215 and State Route 74. The industrial real estate market in Perris is driven by demand for warehouse, distribution, and logistics facilities, primarily because of its proximity to the Inland Empire, a key logistics region. Perris offers relatively affordable land and access to Southern California's large consumer base, making it attractive for e-commerce, manufacturing, and transportation industries.

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