

3466 WEBSTER AVE

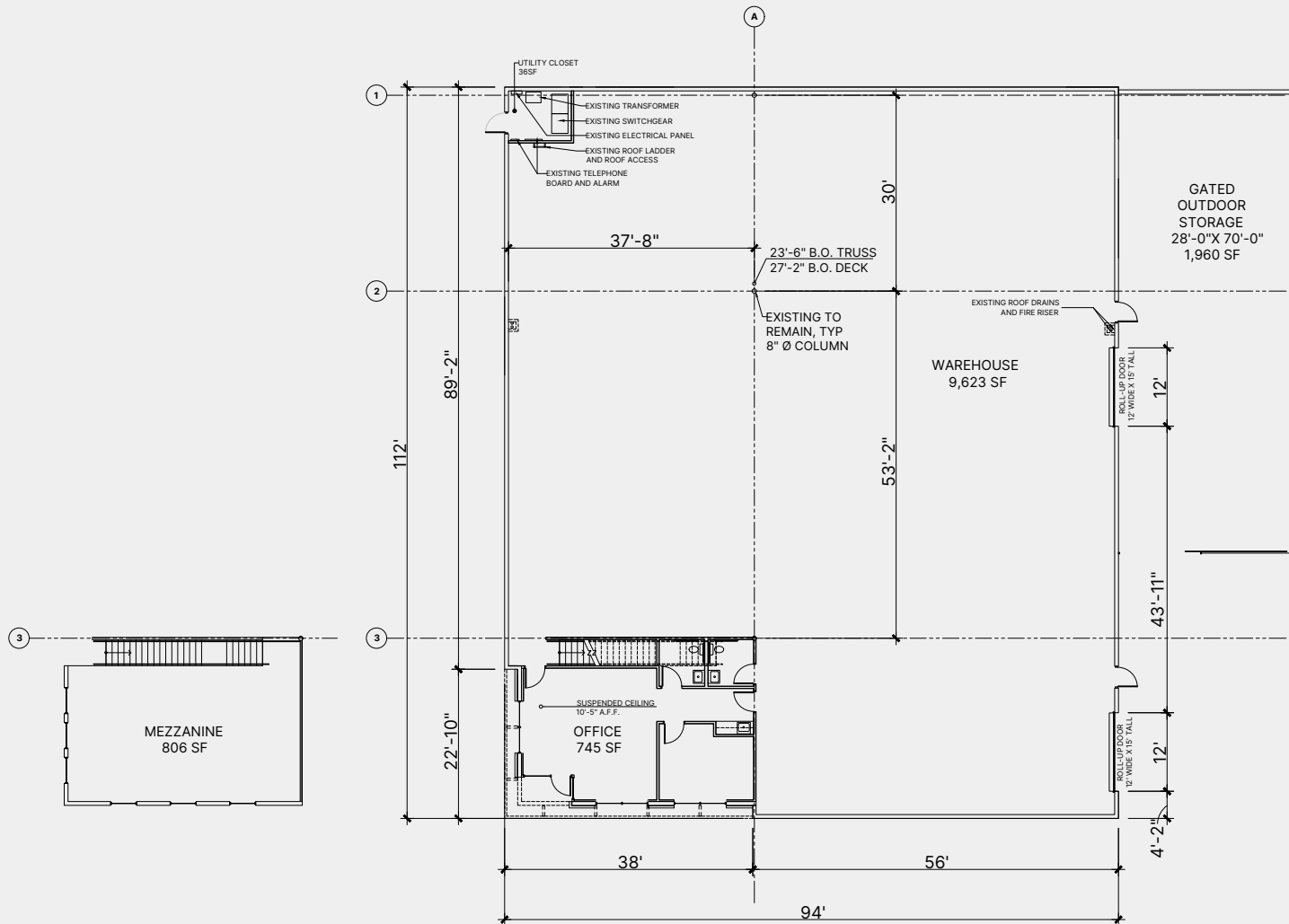
BUILDING SIZE: 11,174 SF

PURCHASE PRICE: \$3,072,850

LEASE RATE: \$1.15 PER SF NNN

- ✓ High warehouse clearance 23'
- ✓ 806 SF mezzanine (load bearing)
- ✓ 745 SF office
- ✓ 2 ground level doors
- ✓ 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





WAREHOUSE	9,623 SF
OFFICE	745 SF
MEZZANINE	806 SF
OUTDOOR STORAGE	1,960 SF
TOTAL LEASABLE SF	13,134 SF



**BICKEL GROUP
ARCHITECTURE**
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PERRIS LOD

3466 WEBSTER AVE
PERRIS, CALIFORNIA

FLOOR PLAN

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

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