

FOR SALE

13,672 SF INDUSTRIAL BUILDING

1722 ILLINOIS AVENUE
PERRIS, CA

ASKING PRICE:
\$3,760,000 (\$275 PER SF)



CHARLEY BLACK
951.445.4507
cblack@leetemecula.com
DRE #01000597

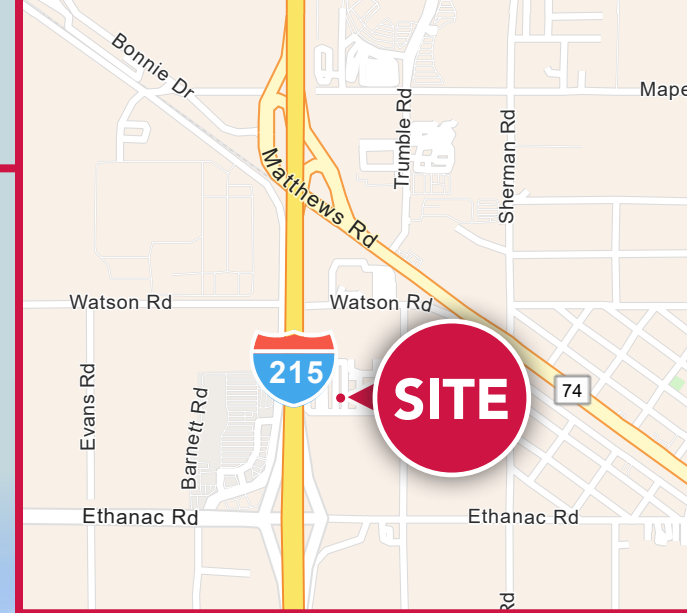
BEN WELLER
951.445.4561
bweller@leetemecula.com
DRE #02254521

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

PROPERTY FEATURES

- ±13,672 SF Freestanding building on ±0.76 Acre Parcel
- 1/4 acre secured yard (70'x178')
- ±2,500 SF offices including: reception, 5 private offices, bullpen, kitchen, server room, 2 restrooms
- 1 Dock High Door (9' x 10')
- 1 Grade Level Door (12' x 14')
- ±24' clear height
- ±1,600 sq. ft. bonus storage mezzanine
- 800 Amps, 277/480 Volts
- 34 parking stalls
- Excellent I-215 fwy. access @ Ethanac
- Seller Financing Available
- **Call Agent to Show - Do Not Disturb Tenant**



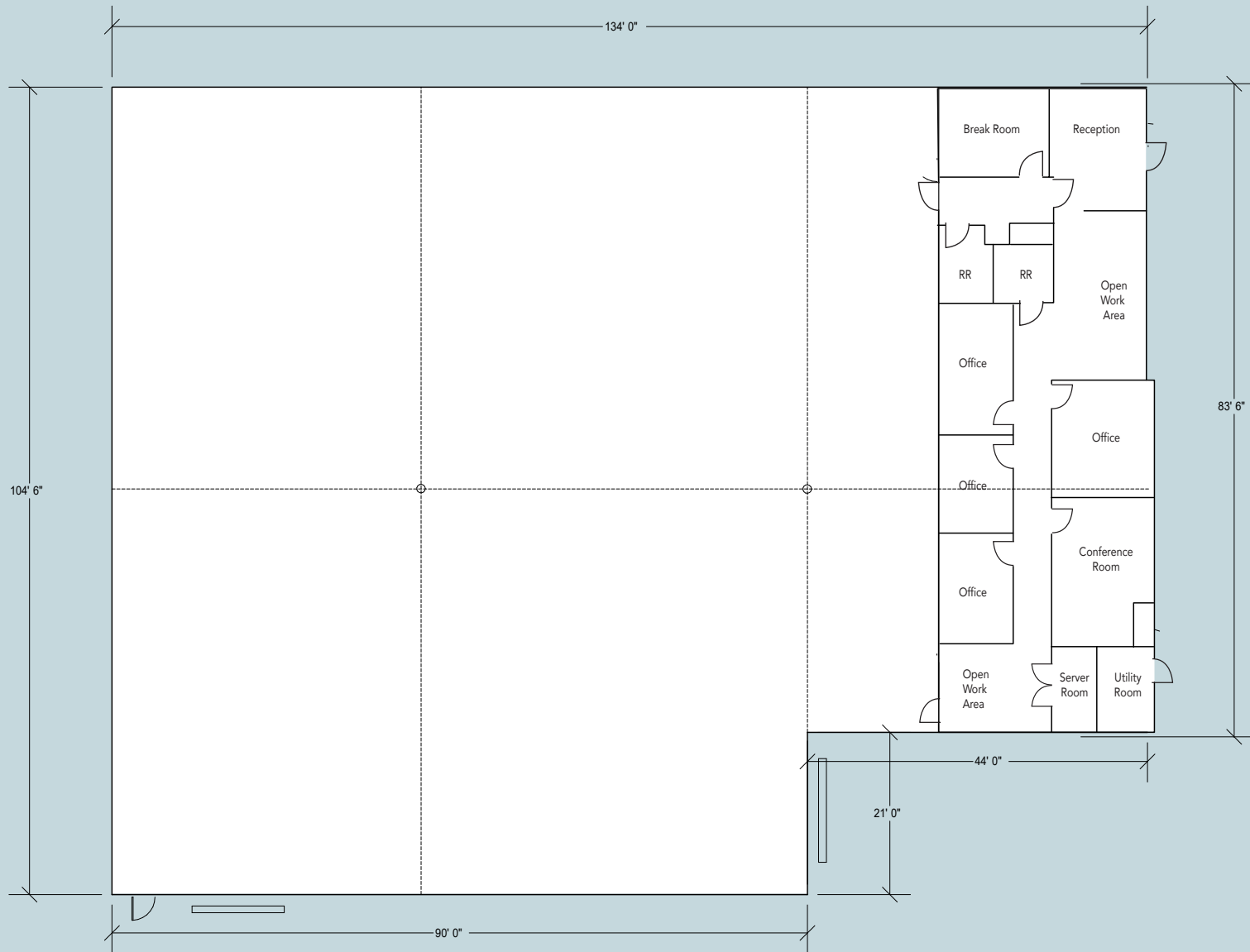
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FLOORPLAN



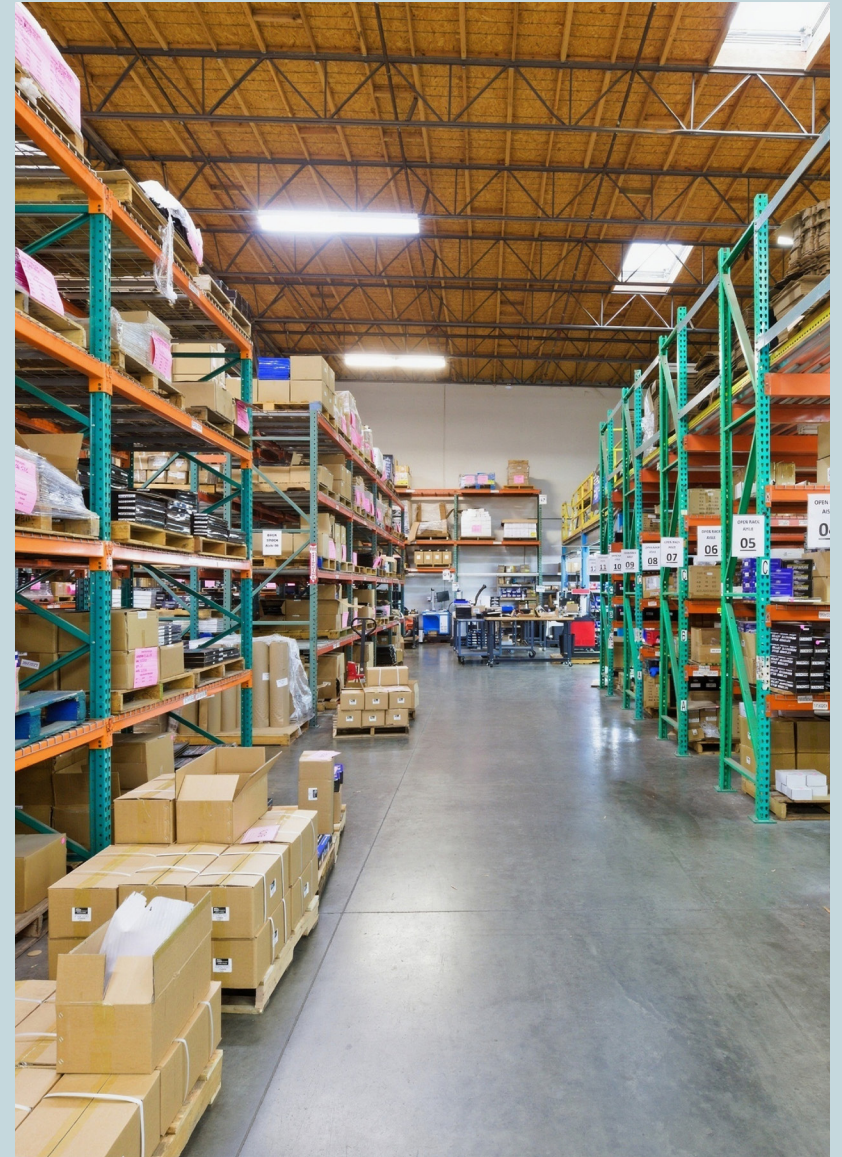
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PHOTOS



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