

FOR SALE OR LEASE

11,174 SF – 13,769 SF AVAILABLE



3462, 3464 & 3466 WEBSTER AVE.

PERRIS, CA | 92517

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HIGH IMAGE INDUSTRIAL BUILDINGS READY FOR YOUR NEXT MOVE IN EXPRESSWAY BUSINESS PARK

Three modern industrial buildings located within the highly desirable Expressway Business Park in Perris, California are now available for sale or for lease. Built in 2008, these assets offer a high image corporate appearance, very functional layouts, and excellent accessibility—making them ideal for logistics, manufacturing, distribution, and e commerce users seeking quality space in a rapidly expanding Inland Empire submarket.

Positioned just minutes from Interstate 215, the properties provide exceptional regional connectivity to major transportation corridors, ports, and population centers throughout Southern California. The City of Perris continues to experience strong industrial demand driven by sustained growth in warehousing, transportation, and supply chain operations.

Each building features modern construction, attractive architectural design, and efficient configurations suited for a wide range of industrial uses. The combination of image, location, and functionality makes this offering a compelling opportunity for both owner users and investors seeking stable long term industrial assets.



PROPERTY HIGHLIGHTS



Part of Expressway Business Park.



Three buildings are for sale or for lease separately or together.



Secured buildings with a gate to enter the business park.



High warehouse clearance 22'-23'.



Close proximity to the 215, 60, 91, 15, and 10 freeways.



All with Mezzanines – (load bearing), one with upgraded 2nd floor office.



Each building with office space. Including reception, private office, and coffee bar.



Both dock high and ground level loading available.



Fully secured exclusive yard areas.



LI (Light Industrial) – City of Perris.



Excellent freeway access via Ramona Expressway.



Each building is equipped with three phase power: 600 Amp, 277/480 Volt.





3462 WEBSTER AVE

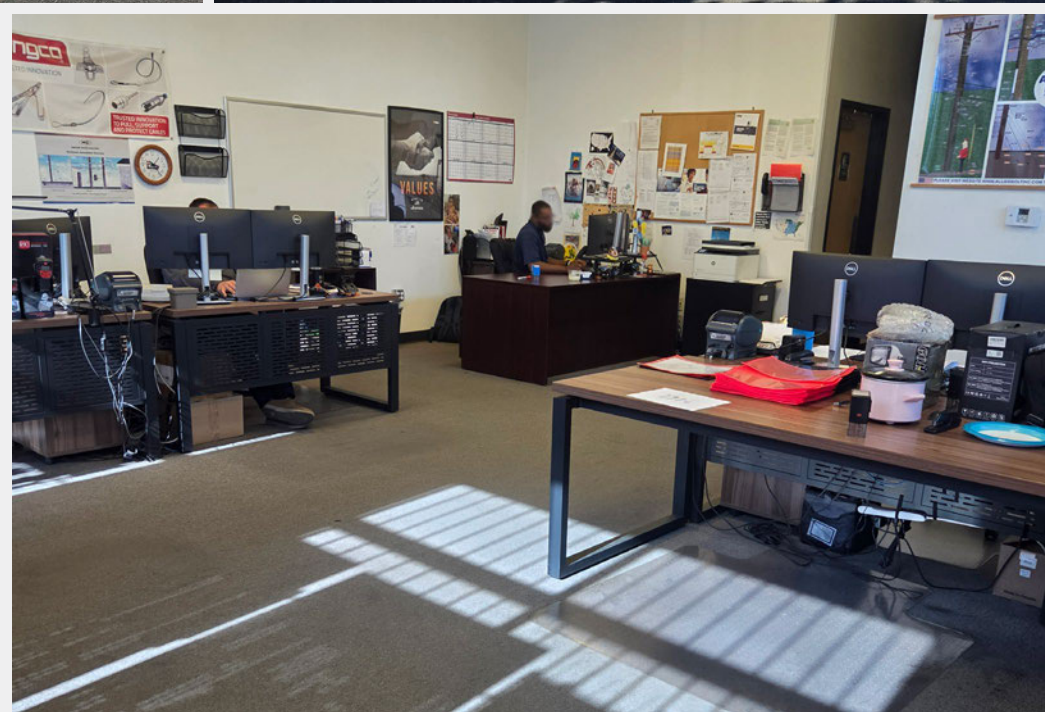
BUILDING SIZE: 13,286 SF

PURCHASE PRICE: \$3,653,650

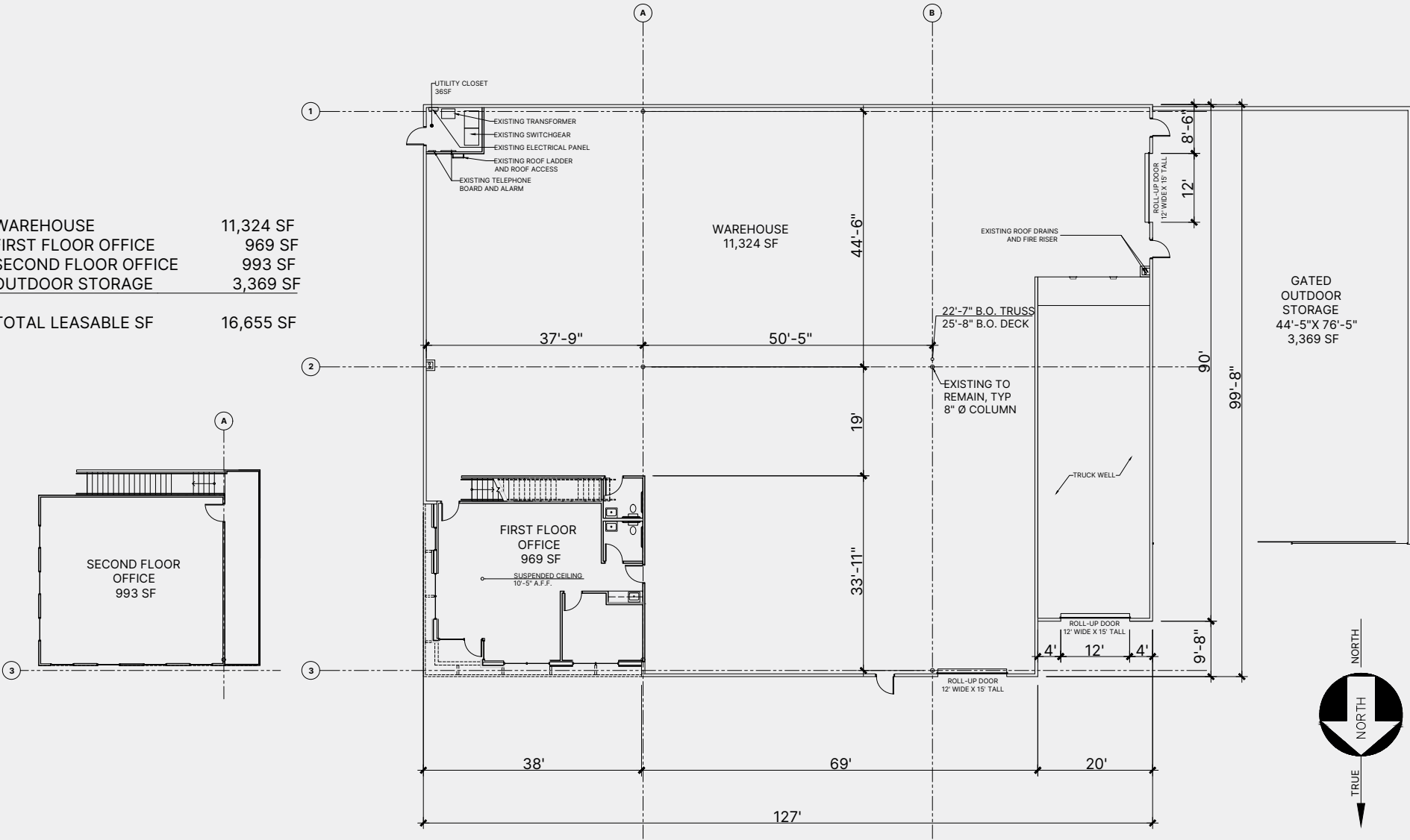
LEASE RATE: \$1.15 PER SF NNN

- ✓ High warehouse clearance 22'
- ✓ 993 SF second floor office
- ✓ 969 SF first floor office
- ✓ 2 ground level doors, 1 internal dock high door
- ✓ Fully secured yard area (3,369 SF)
- ✓ LI (Light Industrial) – City of Perris
- ✓ Heavy three phase power: 600 Amp, 277/480 Volt
- ✓ Available for sale or lease





WAREHOUSE	11,324 SF
FIRST FLOOR OFFICE	969 SF
SECOND FLOOR OFFICE	993 SF
OUTDOOR STORAGE	3,369 SF
TOTAL LEASABLE SF	16,655 SF



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PERRIS LOD
3462 WEBSTER AVE
PERRIS, CALIFORNIA

FLOOR PLAN

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

P:\2012\26560 - OMP Perris 3462, 4, 6 Webster Field Measure & LOD plans\CD\26560- 3462 Webster Ave_Leasing Exhibit.dwg
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3464 WEBSTER AVE

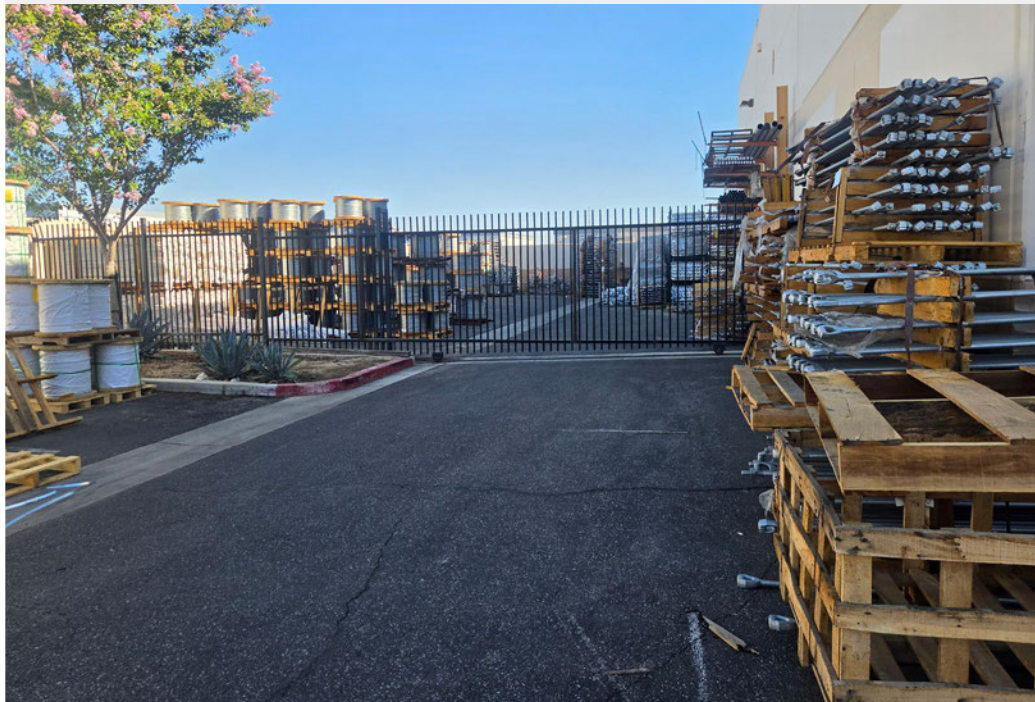
BUILDING SIZE: 13,769 SF

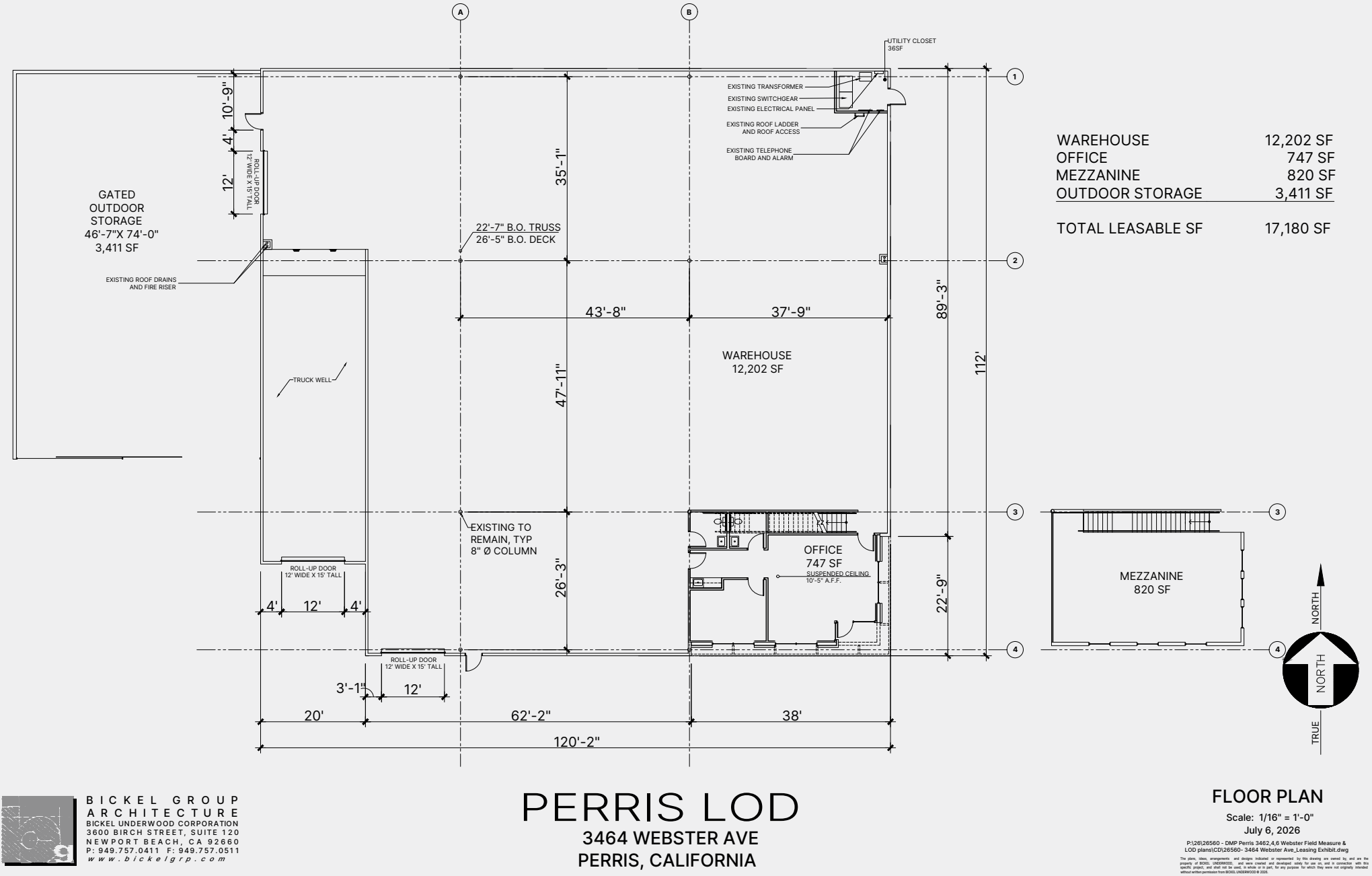
PURCHASE PRICE: \$3,786,475

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







3466 WEBSTER AVE

BUILDING SIZE: 11,174 SF

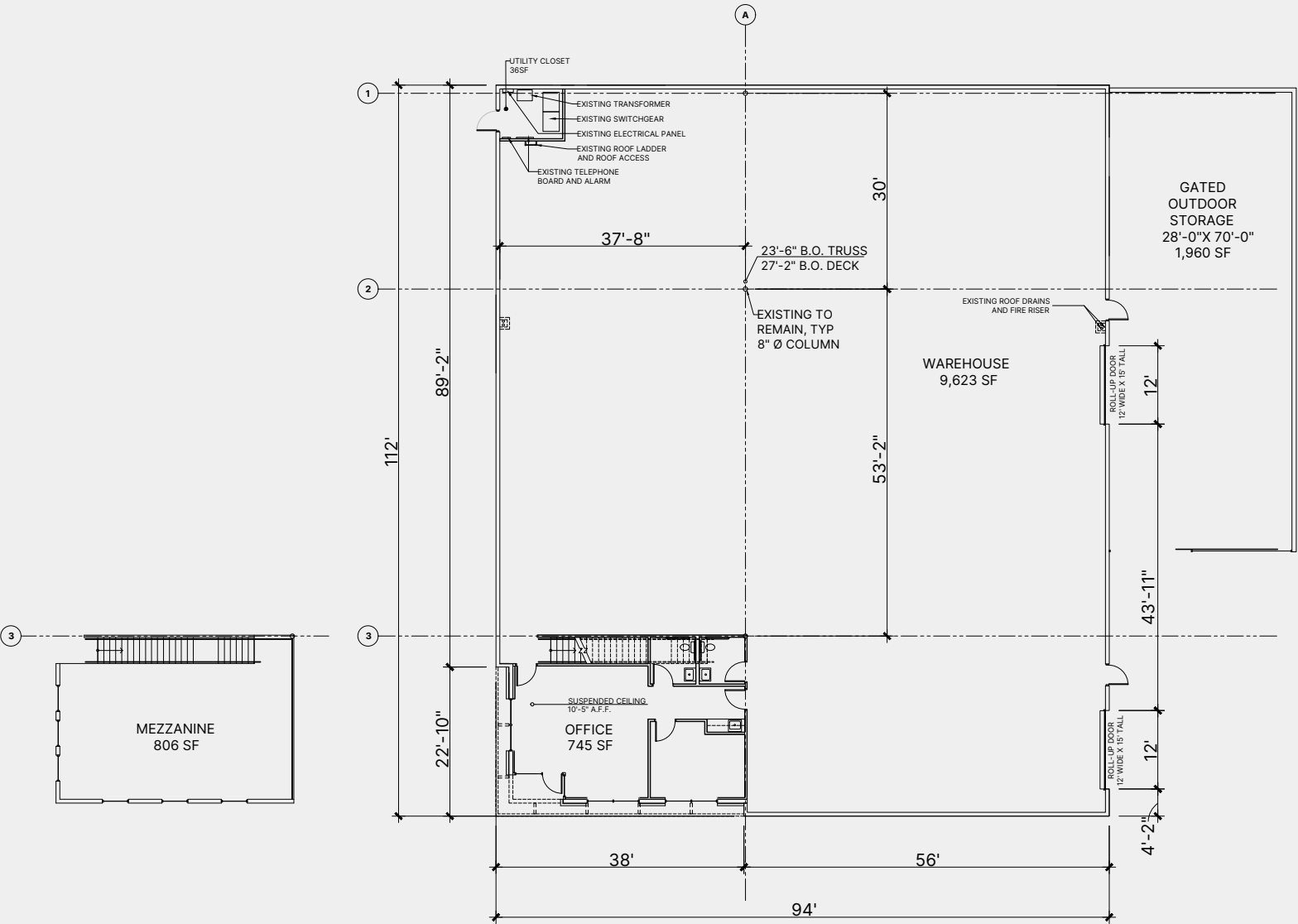
PURCHASE PRICE: \$3,072,850

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



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3466 WEBSTER AVE
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FLOOR PLAN
Scale: 1/16" = 1'-0"
July 6, 2026

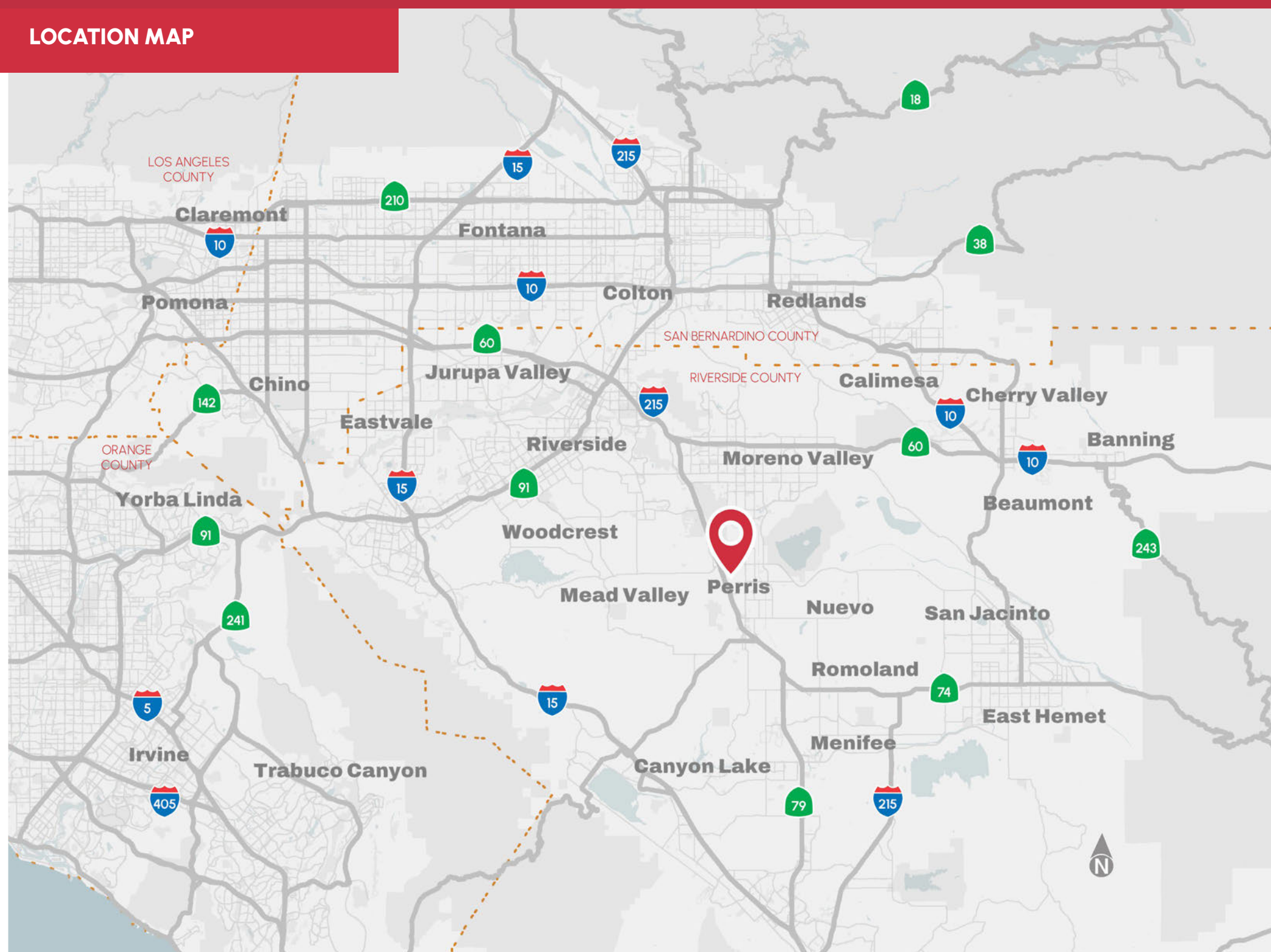
P:\306126560 - DMP Perris 3462,4,6 Webster Field Measure & LOD plans\CD\26560 - 3466 Webster Ave Leasing Exhibit.dwg
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AERIAL MAP





LOCATION MAP



CORPORATE NEIGHBORS



3462-3466 Webster Ave Corporate Neighbors

- 1 New Age Products
- 2 IDC Logistics
- 3 Sketchers
- 4 Wayfair
- 5 Inland Empire Truss
- 6 GPA Logistics
- 7 J&B Materials
- 8 Lecangs
- 9 Ritchie Bros Auctioneers
- 10 El Dorado Stone
- 11 Star Milling Company
- 12 FedEx Freight
- 13 NFI Industries
- 14 American Standard
- 15 JM Eagle
- 16 Kpower Global Logistics
- 17 National Archives
- 18 Genesis Supreme RV
- 19 Home Depot
- 20 Zodiac Pool Systems
- 21 Builders First Source
- 22 Ross Stores
- 23 Wayfair
- 24 Building Materials Distributors
- 25 NFI Industries
- 26 Whirlpool Corporation
- 27 Kenco Group
- 28 Lowe's Home Improvement

PERRIS, CA

A Growing Inland Empire City with Strategic Regional Access

Located in Riverside County within the Inland Empire, Perris is a rapidly growing city with a strong combination of transportation connectivity, available land, and expanding residential and commercial development. Founded in the late 1800s, the city has evolved from its agricultural roots into a diverse community serving as an important link between major Southern California population centers and logistics corridors.

Population and Location

Perris is home to approximately 80,000 residents and continues to experience population growth driven by housing development, economic expansion, and its affordability relative to many coastal markets. Covering approximately 31.68 square miles, the city provides significant opportunities for residential, commercial, and industrial development. Strategically located in the Inland Empire, Perris offers direct access to major transportation routes, including the 91, 215, and 15 freeways. These connections provide efficient access to Los Angeles, Orange County, San Diego, and surrounding Inland Empire markets, making the city attractive for businesses requiring regional distribution capabilities.

Business and Economic Growth

Perris has become an increasingly important location for industrial and logistics users seeking proximity to Southern California’s consumer base. The city benefits from available land, transportation infrastructure, and access to a growing workforce, supporting continued development across industrial, commercial, and service-related sectors. Its location within the Inland Empire’s broader logistics network provides businesses with connectivity to major distribution hubs while offering opportunities for larger-scale development compared with more constrained markets closer to the coast.

Recreation and Quality of Life

Perris offers a mix of outdoor recreation, cultural attractions, and community amenities. Major destinations include: **Lake Perris**: A regional recreation area offering boating, fishing, camping, and water activities. **Perris Valley Skydiving**: A nationally recognized skydiving facility attracting visitors from across the country. **Southern California Railway Museum**: The largest operating railway museum on the West Coast. **Regional Sports Complex and Fairgrounds**: Hosting community events, sporting activities, and the annual Southern California Fair. **Downtown Perris**: A growing district featuring local businesses, dining, and community events.

A City Positioned for Growth

With its strategic Inland Empire location, transportation access, available development opportunities, and growing population, Perris continues to attract residents and businesses seeking connectivity, affordability, and long-term growth potential. The city’s blend of industrial opportunity, community amenities, and regional accessibility reinforces its expanding role within Southern California.

As of 2026, Perris supports a robust daytime employment base, with 1,382 businesses operating throughout the city and employing a combined workforce of 14,674. Among these, 28 businesses maintain their company headquarters locally, accounting for 1,112 employees, underscoring Perris’s growing role not just as a logistics and distribution hub, but as a growing base for corporate operations within the Inland Empire.

Principal Employers	Employees
Ross Distribution Center	2,292
Val Verde Unified School District	1,592
Perris Union High School District	1,173
Perris Elementary School District	965
Home Depot Distribution Center	905
Lowe's CA Regional Distribution Center	611
Eastern Municipal Water District	596
NFI Industries	557
Walmart Supercenter	411
C R & R Waste – Perris	242

Source: City of Perris

AREA DEMOGRAPHICS

Population	1 mi	3 mi	5 mi
Est. Population (2026)	899	54,993	148,856
Proj. Population (2031)	994	57,066	152,258
Census Population (2020)	875	53,346	148,030
Proj. Annual Growth (2026-2031)	2.1%	0.8%	0.5%
Est. Population Density/mi ² (2026)	286	1,946	1,896
Trade Area Size (mi ²)	3.1	28.3	78.5

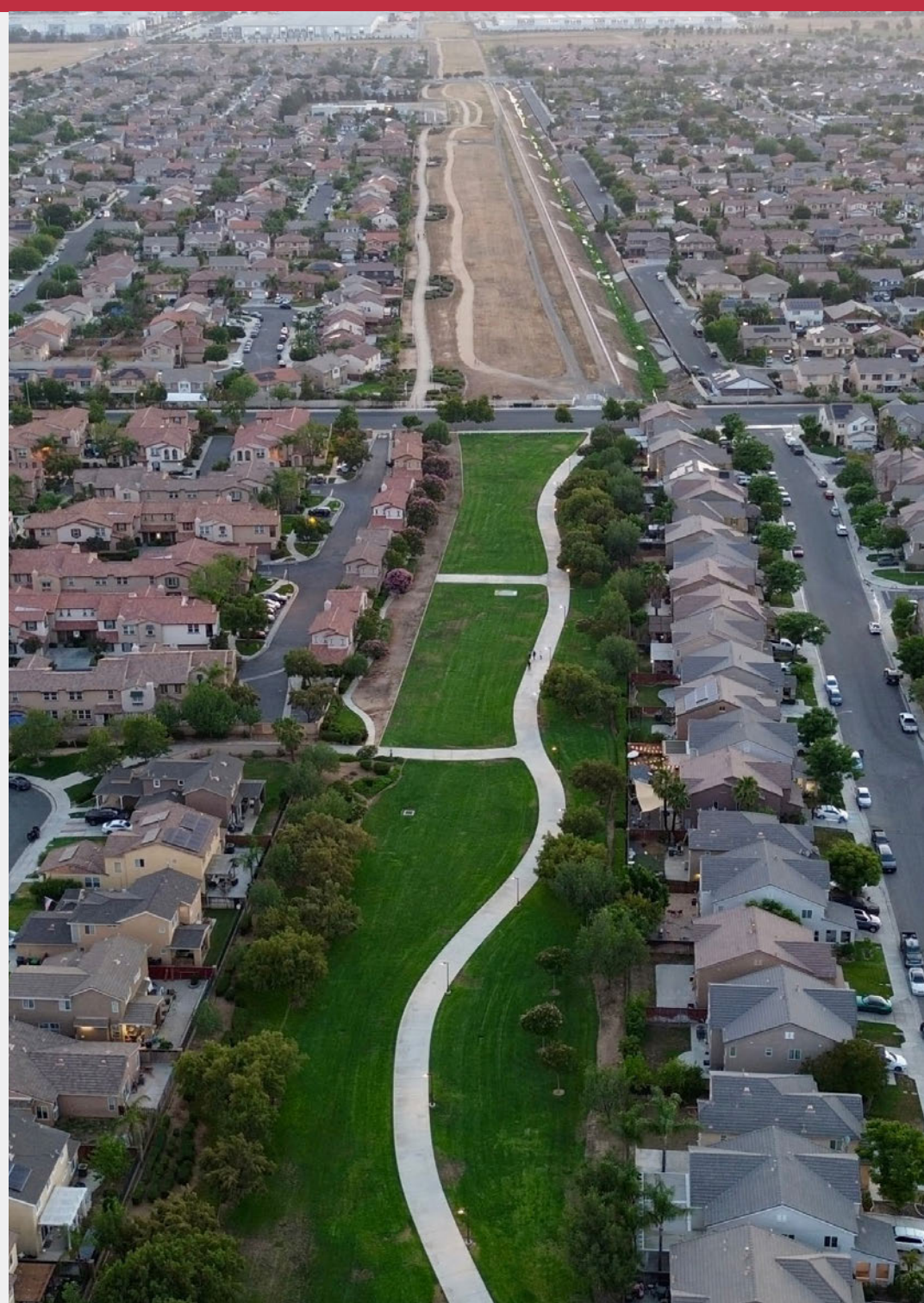
Households

Est. Households (2026)	223	13,130	37,203
Proj. Households (2031)	251	13,911	38,765
Census Households (2020)	222	12,581	36,205
Census Households (2010)	186	11,428	32,910
Proj. Annual Growth (2026-2031)	2.5%	1.2%	0.8%
Hist. Annual Change (2010-2026)	1.2%	0.9%	0.8%

Average Household Income

Est. Average Household Income (2026)	\$118,884	\$116,840	\$117,239
Proj. Average Household Income (2031)	\$119,735	\$116,706	\$117,174
Proj. Annual Change (2026-2031)	0.1%	-0.1%	-0.1%
Hist. Annual Change (2000-2026)	7.4%	6.7%	5.9%

Source: Applied Geographic Solutions



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