



FOR LEASE: +/-10,626 Square Feet

3468 Webster Avenue, Perris, CA

Property Information

+/- 10,626 Square Feet:

- Single tenant, freestanding building
- Reception, private office, coffee bar, mezzanine, kitchen, and warehouse
- Private yard with gate
- +/- 27' clear height
- Two (2) +/- 12' X 14' ground level loading doors
- Heavy Power: 600 AMP, 277/480 volt electric, 3 phase, 4 wire (verify)

Lease Rate: \$1.28/SF, MG plus estimated common area operating expenses of \$0.07/SF



More Information: Christopher J. Masino, SIOR
(951) 795-4556 | cmasino@masinoindustrial.com

31805 Temecula Parkway | Suite 210 | Temecula | CA | 92592

The information contained herein has been obtained from a variety of sources and Masino Commercial, its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.



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Selected Images



Reception



Coffee Bar

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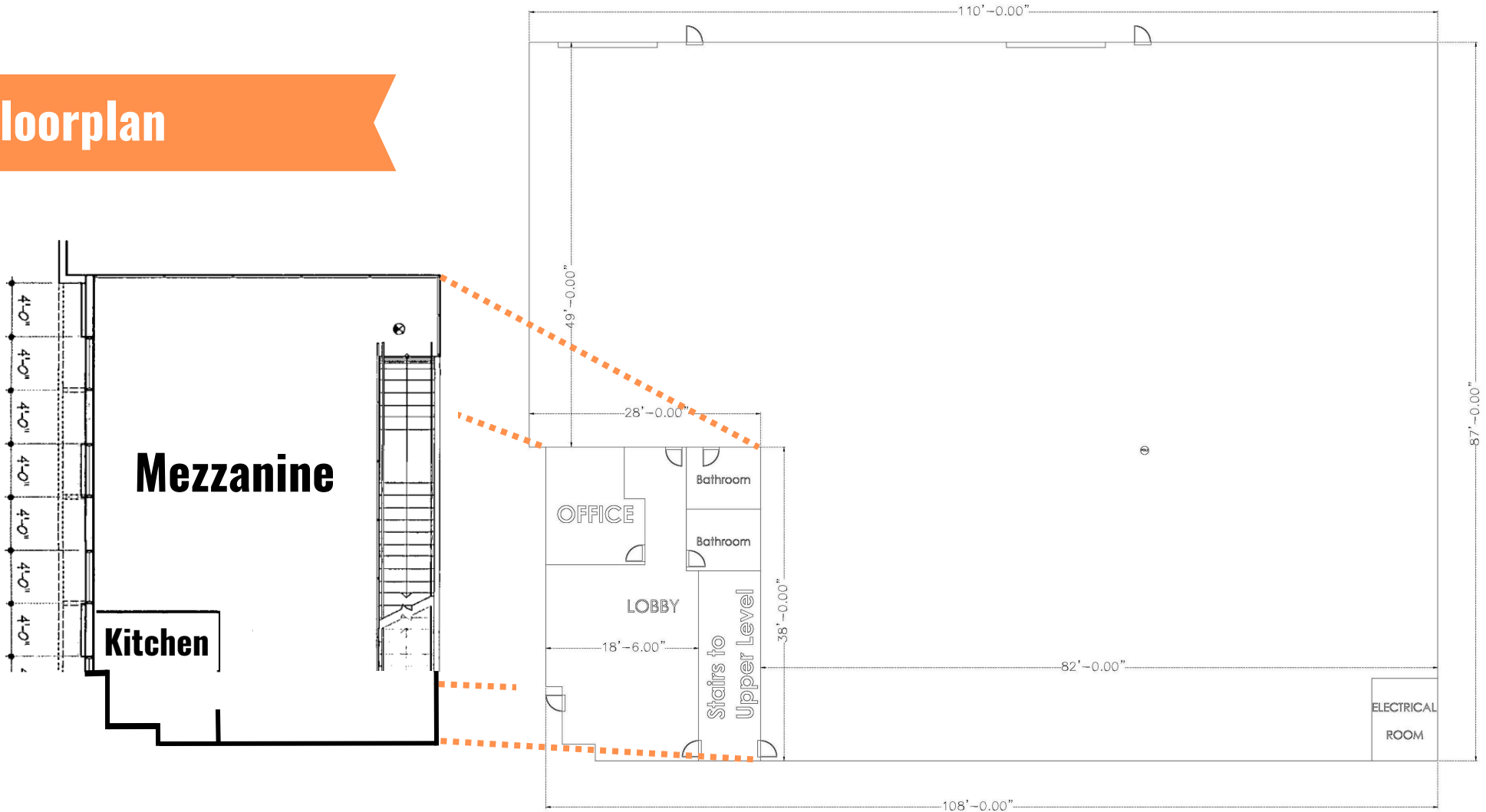
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Floorplan



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Mezzanine



Private Yard

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Location Map



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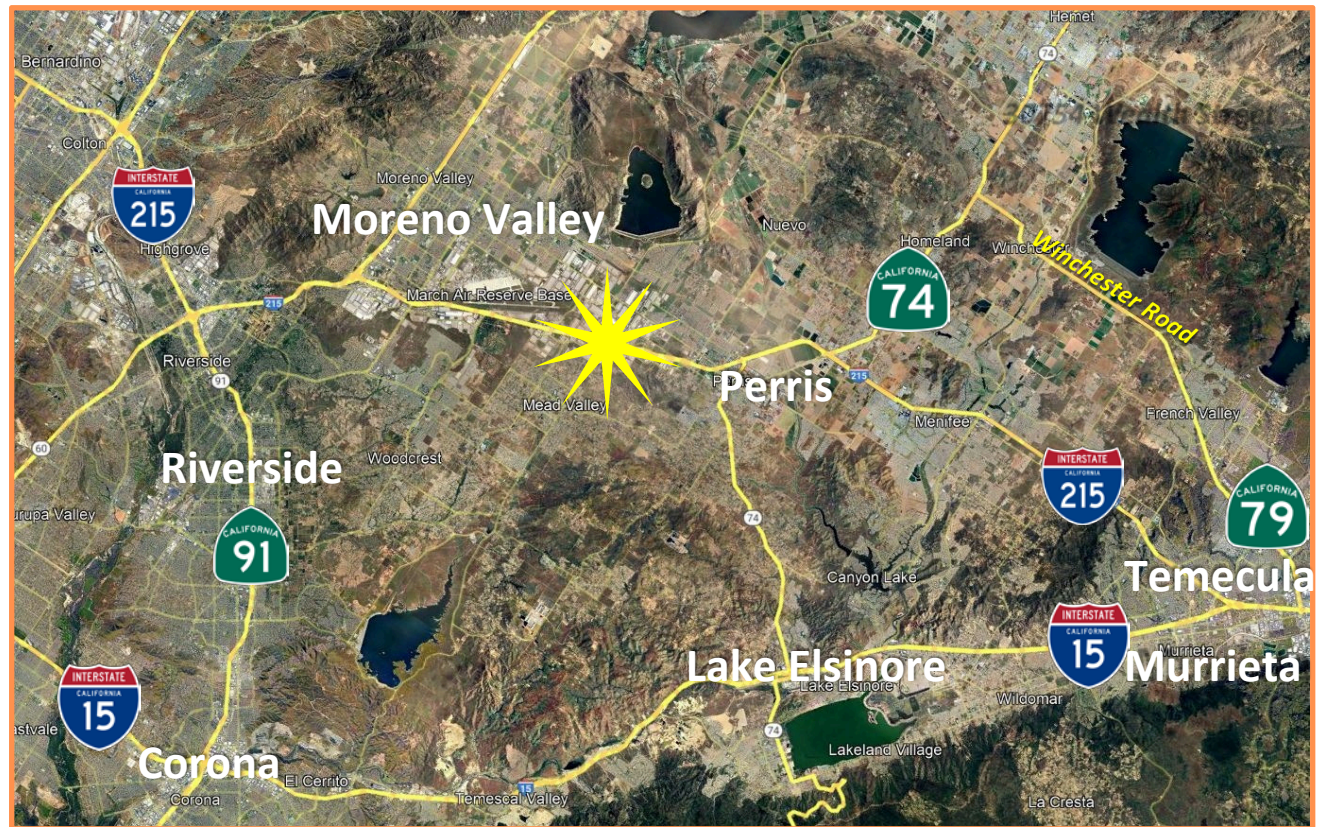


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Local Information

- Well located regionally
- Easy access to I-215 freeway via Ramona Expressway
- Surrounded by new development projects in a growing community
- Minutes to retail amenities including, restaurants, banking, business services, and much more



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