

INDUSTRIAL FOR LEASE

±71,950 SQUARE FEET

📍 275 W RIDER STREET, PERRIS, CA 92571



BRAD FOX, SIOR

Senior Vice President



+1 909 396 4309



CA Lic. 01930328



brad.fox@colliers.com

Colliers

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Building Area	±71,950 SF
Office Area	±3,200 SF
Lot Area	±8.70 AC (±378,972 SF)
Type:	Industrial: Manufacturing
Occupancy Type	Single Tenant
Building Class	B
Number of Buildings	One (1)
Clear Height	16' Minimum
Sprinklers	Yes
Power:	2,000 Amps; 277/480 Volt; 3 Phase; 4 Wire (verify)
Year Built	1972
Ground Level Doors	Ten (10)
Parcel Number	305-030-017
Zoning	PVCC-LI (verify)



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LOCATION HIGHLIGHTS

- Infill Inland Empire location within the high-growth Perris/Moreno Valley distribution corridor
- Excellent freeway access via I-215 and Ramona Expressway for regional and last-mile efficiency
- Strategic SoCal positioning within one hour of the Ports, Ontario Airport, and major population centers
- Surrounded by institutional-quality industrial product and blue-chip logistics occupiers
- Access to one of the deepest labor pools in Southern California
- Ideal for regional distribution, e-commerce, and light manufacturing users



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