



KRAEMER
LAND COMPANY

HKI BUSINESS PARK

Perris, CA

FOR SALE / OWNER-USER



405 – 425 Harley Knox Blvd

Perris, CA 92571

Cross Streets

Harley Knox Blvd & Indian Ave



For additional information, contact Kraemer Land Company

Julie Groot ▪ Conner Huitt

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This information contained herein was obtained from sources deemed to be reliable; however Kraemer Land Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. Renderings, site plan and specifications are conceptual and subject to change without notice.

BUILDING	ADDRESS	SIZE*
BLDG 1	425 Harley Knox Blvd	±45,900 SF
BLDG 2	415 Harley Knox Blvd	±42,500 SF
BLDG 3	405 Harley Knox Blvd	±49,300 SF

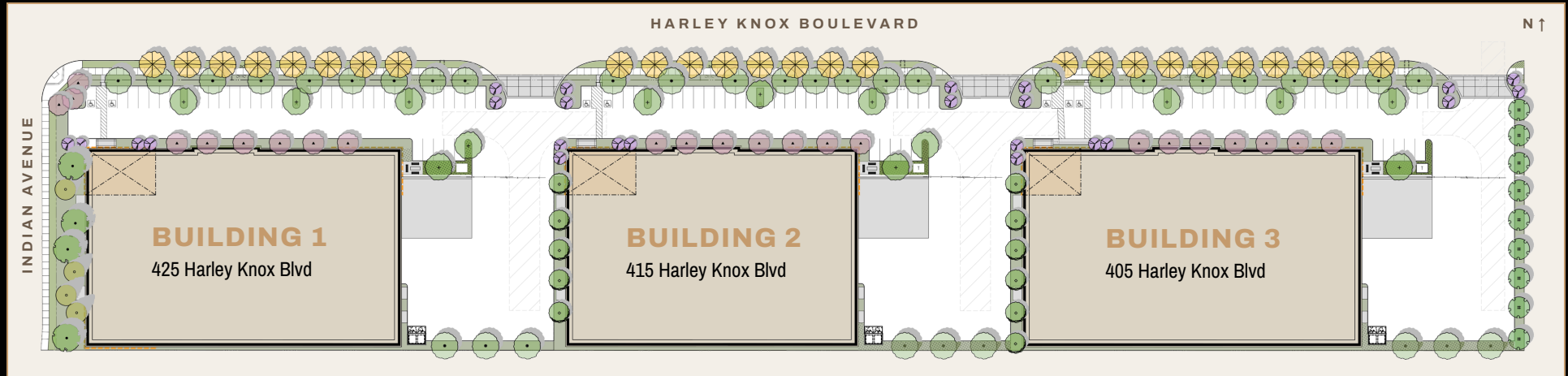
PROPERTY HIGHLIGHTS

- Three free-standing buildings on separate legal parcels, ±137,700 SF Total Building Area*
- 30' minimum clear height
- 52' x 50' column spacing
- 4 dock-high + 1 grade-level door per building
- ±138' concrete truck court – gated & secured
- ESFR fire sprinklers
- 800-amp, 277/480V 3-phase power
- ±1.5 miles to the I-215 / Harley Knox interchange
- Fully entitled – building permits issued

* Mezzanine not included in building square footage

SITE PLAN

405 – 425 Harley Knox Blvd · Perris, CA 92571


BUILDING 1

425 Harley Knox Blvd

BUILDING AREA	±45,900 SF
FOOTPRINT	270' x 170'
WAREHOUSE	±42,740 SF
OFFICE	±3,160 SF
PARKING	38 stalls

BUILDING 2

415 Harley Knox Blvd

BUILDING AREA	±42,500 SF
FOOTPRINT	250' x 170'
WAREHOUSE	±39,340 SF
OFFICE	±3,160 SF
PARKING	35 stalls

BUILDING 3

405 Harley Knox Blvd

BUILDING AREA	±49,300 SF
FOOTPRINT	290' x 170'
WAREHOUSE	±46,140 SF
OFFICE	±3,160 SF
PARKING	38 stalls

PROJECT SPECIFICATIONS

CLEAR HEIGHT 30' minimum	COLUMN SPACING 52' x 50'	LOADING 4 dock-high + 1 grade-level per bldg
TRUCK COURT ±138' concrete, gated & secured	FIRE SPRINKLERS ESFR	POWER 800A, 277/480V 3-phase
CONSTRUCTION Concrete tilt-up	ZONING Light Industrial – PVCC Specific Plan	SITE AREA ±8.69 AC gross / ±6.79 AC net
PARCELS 3 legal parcels	FREEWAY ACCESS ±1.5 mi to I-215 via Harley Knox Blvd	STATUS Fully entitled · building permits issued


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