

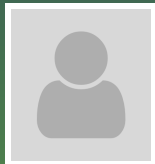


SW QUADRANT (SWQ) OF HARVILL AVENUE / ORANGE AVENUE
PERRIS, CA 92570

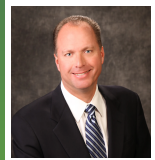
13.91 ACRES INDUSTRIAL LAND



Subject
Property



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CalDRE #01276381



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Executive Summary



Asking Price	\$15,148,000
Price Per Sqft	\$25.00
Property	13.91 Acres Industrial Land
Property	Land
Property Subtype	Industrial Land Zoned IP
APN	305-170-038, 305-100-056, 057, 058 and 059
Lot Size	13.91 Acres
Number of Lots	5



13.91+/- acres in final CUP review for a 11,630+/- sf building development site featuring maintenance/service building with 300+/- Truck / 53' Trailer parking spaces. Property is highly visible, at the intersection Harvill Avenue & Orange Avenue in Unincorporated Perris, CA. Positioned within an existing industrial and commercial corridor, this location is optimal for easy access to the 215 fwy and located on the Riverside County Truck Route. All utilities, water/sewer lines, are underground at property boundaries.

- Zoned IP - Industrial Park
- CUP in Final Review; 11,630sf Industrial Maintenance & Service Building (4 Pass-thru Bays, 6 Offices, Conf Rm, Lobby, Board Room, 4 Restrooms)
- On Approved Riverside County Truck Route
- Immediate Access to I-215 Fwy via Harvill Ave/Nuevo Ave
- Underground Water, Sewer, Utility lines at Property Boundaries
- Located in the Opportunity Zone

Aerial Photo



FOR SALE |

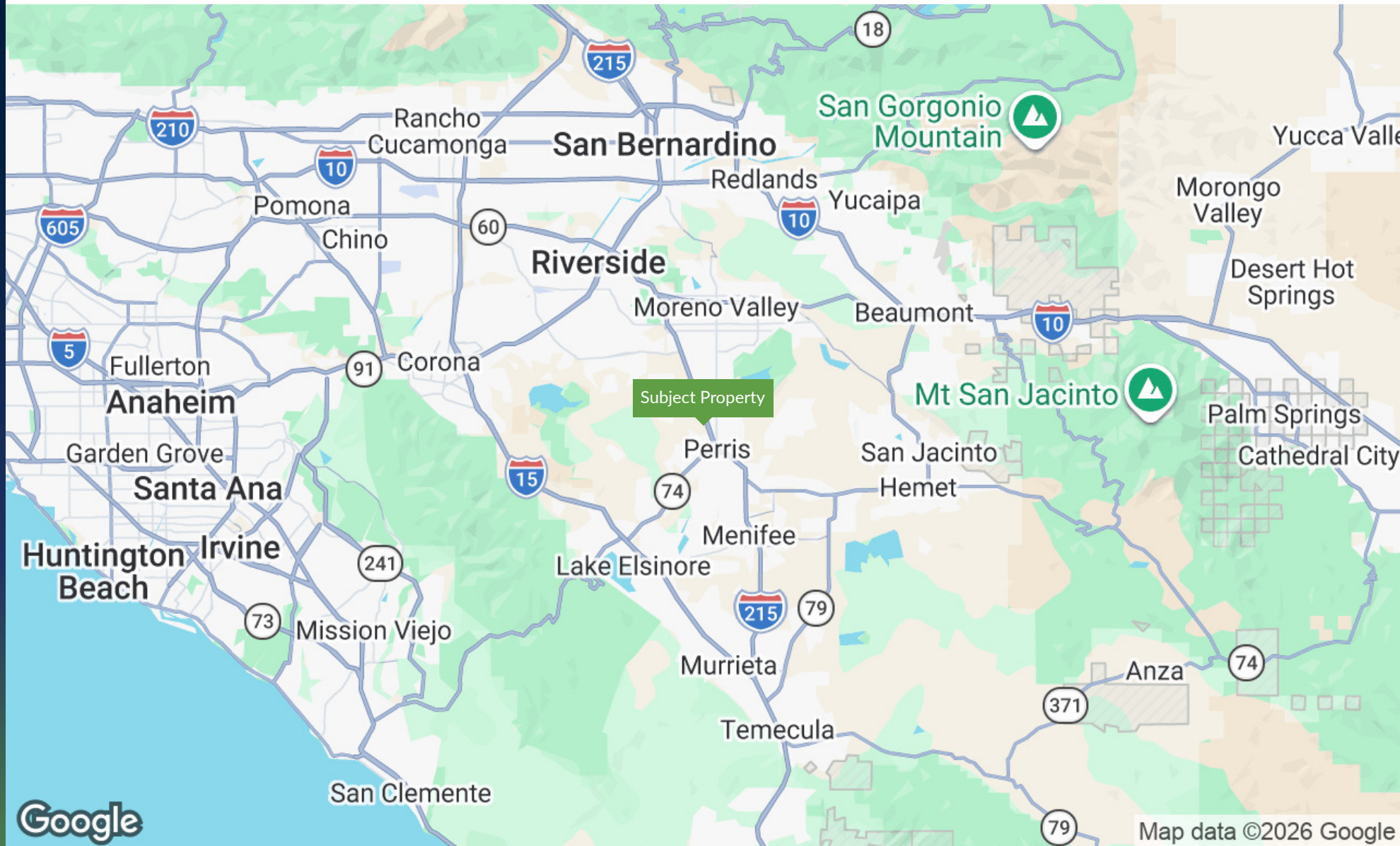
Location Map



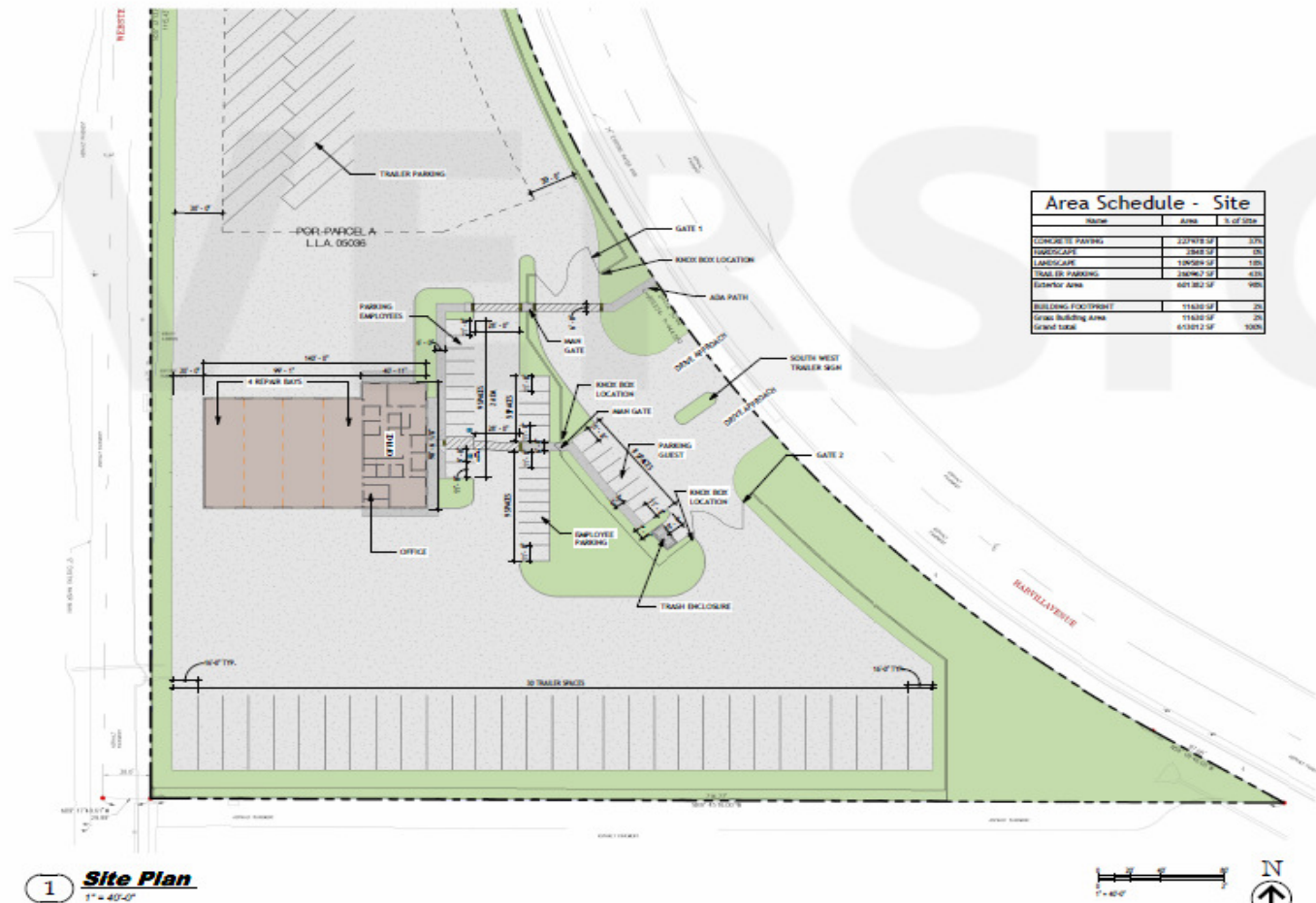
FOR SALE |

Regional Map

FOR SALE |

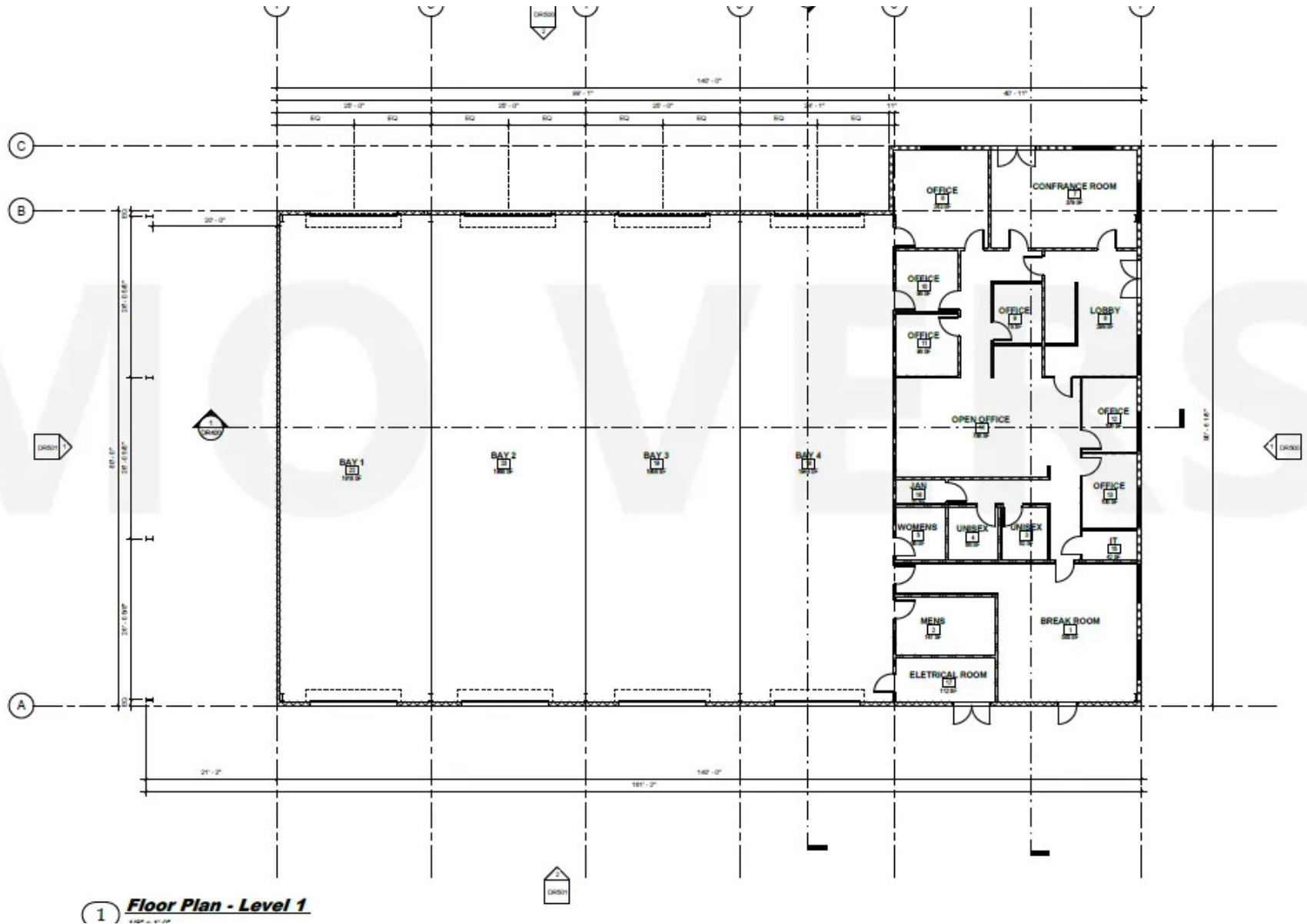


Conceptional Site Plan



Area Schedule - Site		
Name	Area	% of Site
TRUCKING YARD	2,275 SF	27%
LANDSCAPE	2,000 SF	25%
LANDSCAPE	1,000 SF	12%
TRAILER PARKING	2,000 SF	25%
TRAILER AREA	1,000 SF	12%
BUILDING FOOTPRINT	2,000 SF	25%
GRASS BUILDING AREA	2,000 SF	25%
GRASS TOTAL	6,000 SF	75%

Conceptional Site Plan (Service Building)



Conceptional Drawings



Parcel Map

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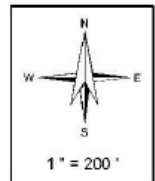
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

N 1/2, NW 1/4, SEC. 19, T.4S., R.3W.

TRA 008-040
098-026
098-045
098-081

305-10

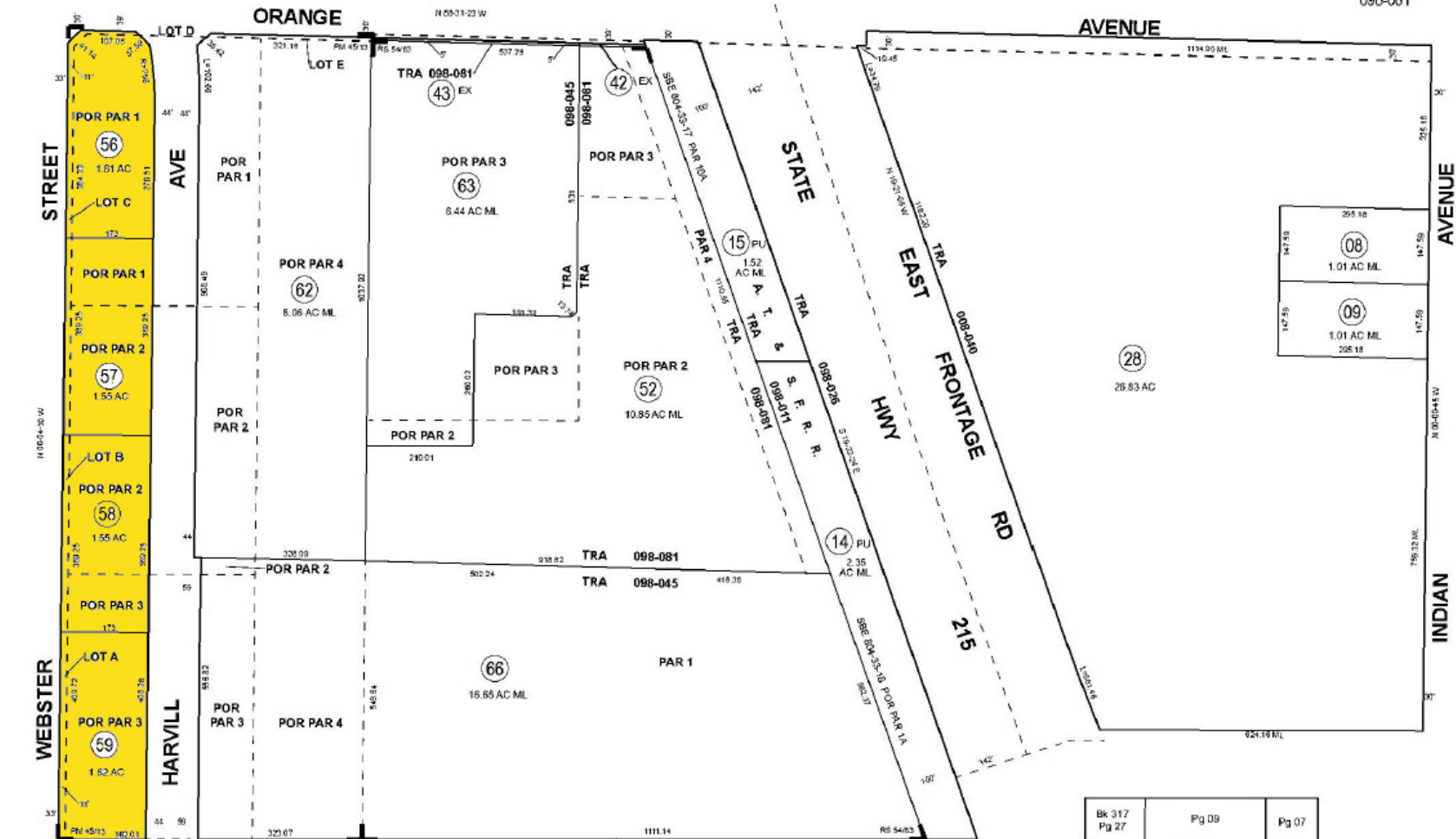
16-4



Legend
— Lot Lines
— Right-Of-Way
— Old Lot Lines
— Reference R.D.W.
- - - Other Easements
... Lease Area
— Subdivision Tie Mark

Date	Old Number	New Number
3/1/1978	1	16.13
3/1/1979	996	14
3/1/1979	910	15
1/1/1980	2.4	16
1/1/1980	16	17.19
12/1/1980	16-13, 17-19	28
12/1/1980	28	21.27
10/1/1990	7	28.30
3/1/1991	36	STK WY
1/1/1991	29	67
3/1/1992	21	31.57
3/1/1992	22	32.57
3/1/1992	23	33.34.57
3/1/1992	24	35.36.57
12/1/1992	31	37.57
3/1/1993	37	38
3/1/1993	35	39
3/1/1993	33	40
3/1/1993	35	41
10/1/1995	PM 57	45.44
10/1/1995	35.44	45
1/1/1997	37	46.47
1/1/1997	5	48.49
1/1/1997	36	50.51
1/1/1997	36.46	52
1/1/1997	45.47	53
1/1/1997	AND XMIT	54
1/1/1997	38.54	55
2/1/1997	39.41.55	56.59
10/1/2019	34.51	60
10/1/2019	36.51	61
10/1/2019	44	63.64
12/28/2020	48.49.61.64	65
10/1/2021	45	66.57

Dec 2021



Data

MB 16/53
MB 16/66
RS 6/62
CO. SUR. 13-D-4
LLA 2535

Map Reference

RS 54/83 RECORD OF SURVEY
PM 45/13 PARCEL MAP NO. 10329

Bk 317 Pg 27	Pg 09	Pg 07
Bk 322 Pg 24	Pg 10	Pg 11
Bk 322 Pg 26	Pg 17	Pg 12
		Pg 13

ASSESSOR'S MAP BK305 PG 10
Riverside County, Calif.



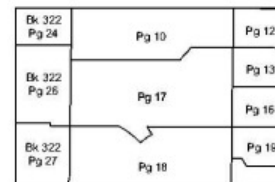
jasantos

FOR SALE!



ajohnson

Date	Old Number	New Number
9/18/77	1	11,12
11/19/78	2	13,14
11/19/78	12	15,16
3/19/79	909	17
10/19/80	10	18-21
11/19/81	19,20	87 HWY
11/19/81	13	22,8.T
11/19/81	15	23,24,8.T
11/19/81	21	8.T
5/19/82	22,23	25
5/19/82	3,11,14,16	26
5/19/82	25	25-28
5/19/82	24	29,30
9/20/00	Atashkhan	
12/14/2006	4-8	32
12/19/2006	28,30	33
12/19/2006	27,29	34
4/23/2007	26	35-36
4/23/2007	33,34,35	37
1/19/2012	37	38,39
1/19/2012	39	40,43
1/19/2012	180-49	54-55
12/20/2020	40,44-47,48	56
9/29/2021	56	57,8.T



Dec 2021