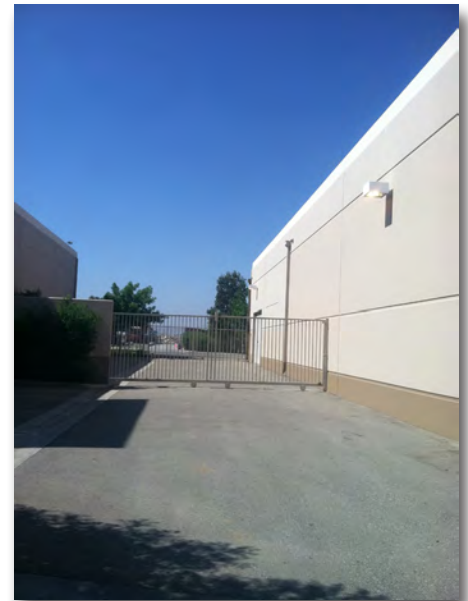


PERRIS RANCH I BUSINESS PARK

SWC WESTERN WAY & NANDINA AVENUE - PERRIS, CA

BUSINESS PARK FEATURES:

- ±8,030 - ±8,870 SF INDUSTRIAL BUILDINGS FOR SALE
- SECURED FENCED YARDS
- 400 AMPS 277/480 VOLTS 3 PHASE
- IMMEDIATE OCCUPANCY
- LARGE ROLL-UP DOORS (12' X 16')
- 18' CLEAR HEIGHT
- SPRINKLERS & SKYLIGHTS
- ZONED L.I. (LIGHT INDUSTRIAL)
- EASY I-215 FREEWAY ACCESS



CHARLEY BLACK

951.445.4507

cblack@lee-associates.com
LICENSE #01000597

MICHAEL W. STRODE, SIOR, CCIM

951.445.4508

mstrode@lee-associates.com
LICENSE #01361967

ALISA A. LOVAS

951.445.4524

alovas@lee-associates.com
LICENSE #01200336



25240 Hancock Avenue, Suite 100 | Murrieta, CA 92562 | www.lee-associates.com | Corp ID # 01048055

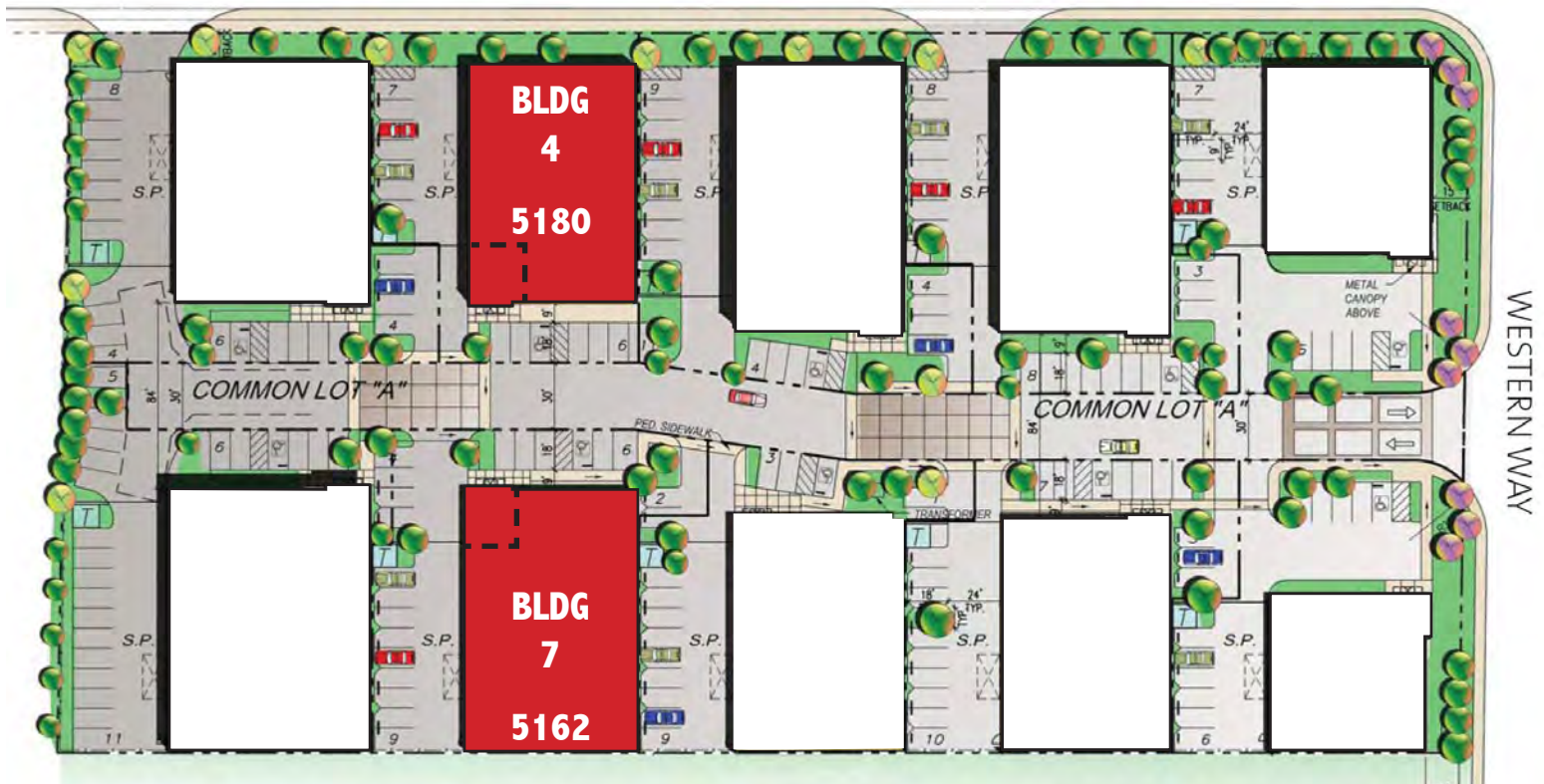
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PERRIS RANCH I BUSINESS PARK

SWC WESTERN WAY & NANDINA AVENUE - PERRIS, CA

| BLDG NO. | ADDRESS | BLDG SQ. FT. | OFFICE SF | SALES PRICE | DESCRIPTION |
|----------|------------------|--------------|-----------|-------------|---|
| 4 | 5180 Western Way | ±8,030 | ±800 | \$1,084,050 | Reception, 2 private offices, 2 restrooms, fenced yard & balance warehouse. Leased thru 12/18 |
| 7 | 5162 Western Way | ±8,870 | ±800 | \$1,197,450 | Reception, 2 private offices, 2 restrooms, fenced yard & balance warehouse. |

Rev. 06/13/17



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