

Investment Building Group

owner/developer

38,500 sq. ft. for lease
in Perris

- New high image boulevard identity building
- 32 ft. clear height. ESFR Fire Protection
- 8 Dock High loading doors
- Secured truck court



ADDRESS:

501-531 Harley Knox Boulevard
Perris, California 92571
(Riverside Thomas Guide - Pg. 747, E7)

VICINITY MAP:

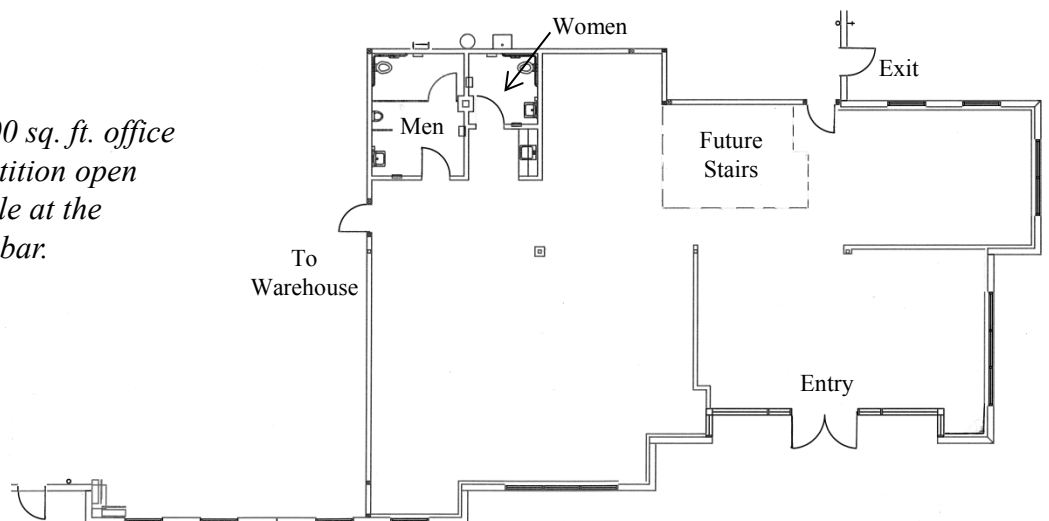


FREEWAY CONVENIENT LOCATION –
Less than one mile from Harley Knox on/off ramps of the I-215 freeway. East/west transit provided by the I-215/60 interchange 5 miles north.

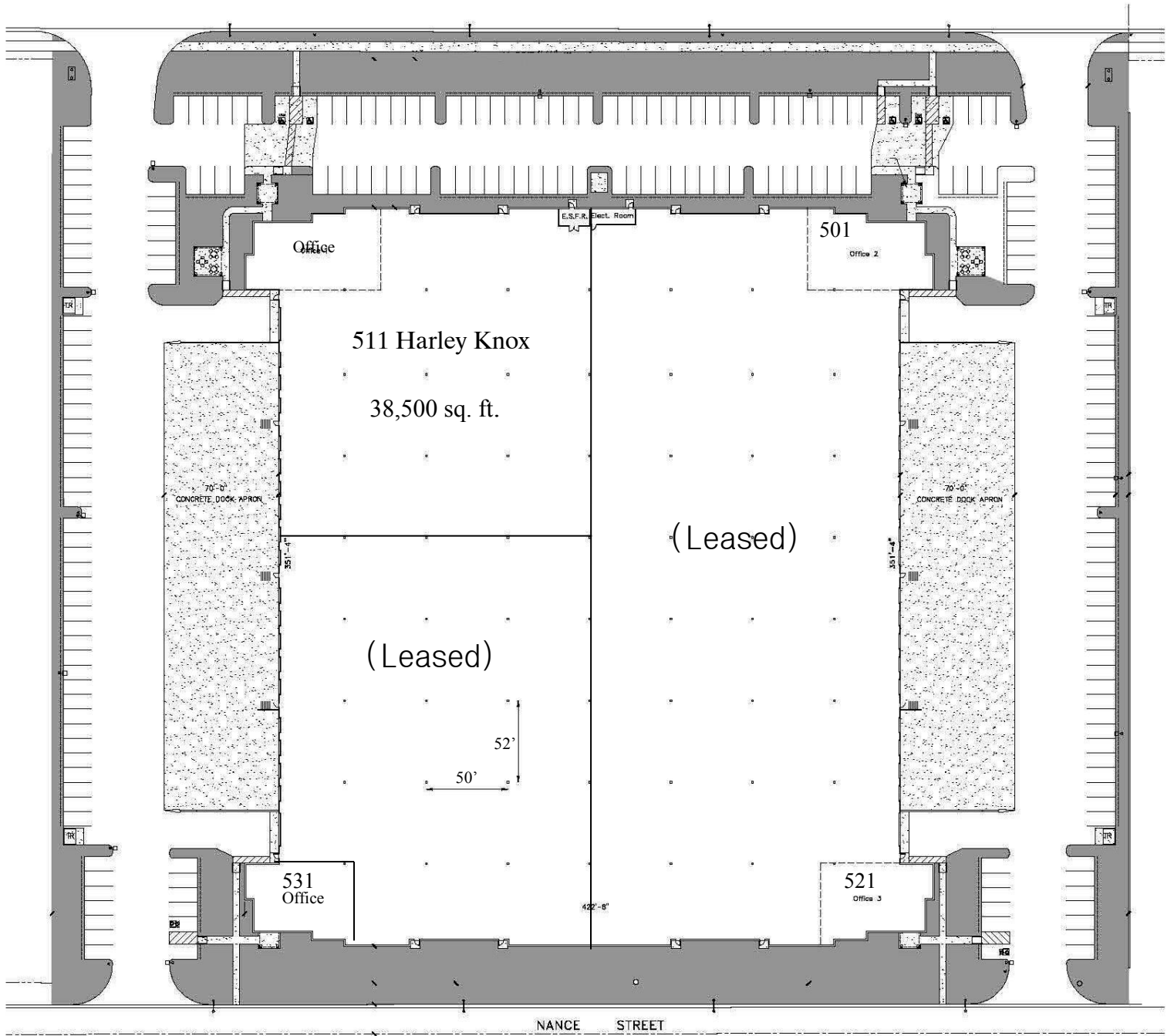
BUILDING FEATURES:

- Major boulevard identity with quick access to the I-215 freeway
- 32’ warehouse clear height at first column
- ESFR (K25 @ 25 PSI) warehouse fire suppression
- 2,600 sq. ft. of total finished office area with tiled coffee bar and men’s and women’s bathrooms
- Bonus mezzanine above the office area for future second story windowed office expansion
- 8 dock high loading doors (9’ x 10’) in securable truck yard
- Oversized (14’ x 14’) drive in door, enlargeable
- 70’ concrete trucking aprons
- Wide 50’ by 52’ bay spacing for easy rack layout
- 4,000 PSI steel reinforced 6” concrete floor slab
- 800 amps of 480 volt 3 phase electric power
- Energy efficient LED warehouse lighting
- 3% skylights for better warehouse daylighting
- Foil insulated warehouse roof
- Ample on-site auto parking in front of building
- 2017-2018 property tax rate of 1.09%

OFFICE PLAN – *The 2,600 sq. ft. office area features a ready-to-partition open floor plan, appointed with tile at the entry, restrooms, and coffee bar.*



HARLEY KNOX BOULEVARD



NANCE STREET



SITE PLAN
1" = 30'

Investment Building Group
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501-531 Harley Knox Boulevard, Perris CA

For information:

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