

±2,963 SF Industrial Condo

3100 Indian Ave #2F, Perris, CA 92571

FOR LEASE

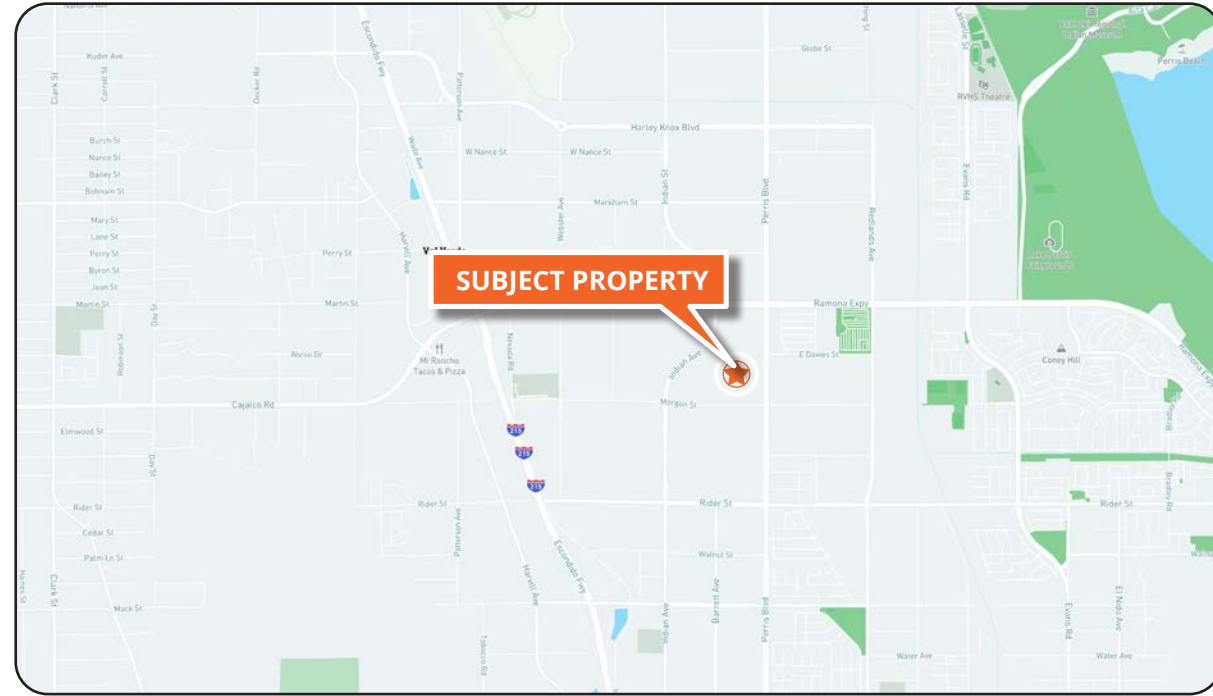
CODY LERNER, SIOR
Principal
CA License No. 01994966
951.267.2752
cody.lerner@avisonyoung.com

LUKE TATMAN
Associate
CA License No. 02217368
951.267.2755
luke.tatman@avisonyoung.com

KAMERON GRAYLEE
Associate
CA License No. 02151132
213.471.1052
kameron.graylee@avisonyoung.com

**AVISON
YOUNG**

3100 INDIAN AVE #2F, PERRIS 92571



PROPERTY OVERVIEW

| | |
|--------------------------|-----------------|
| SUITE #: | 2F |
| SUITE AREA: | ±2,963 SF |
| LEASE RATE: | \$1.60 / SF NNN |
| OFFICE SPACES: | 1 |
| GRADE LEVEL DOOR: | ONE (1) |

HIGHLIGHTS

- Newly renovated industrial space available in Indian Palms Business Park
- Beautiful architecture, warehouse, windows and steel canopies
- High quality aluminum and glass panel warehouse doors (10' x 12')
- Minimum 17' clear height
- 200 amps, 3 phase power per unit
- Metal halide lighting
- Fire sprinklers
- Close proximity to CA-60 and CA-215 highways



PROPERTY PHOTOS



CITY OF PERRIS

Perris is named in honor of Fred T. Perris, chief engineer of the California Southern Railroad. The California Southern connected through the city in the 1880s to build a rail connection between the present day cities of Barstow and San Diego.

CSR purchased the land from Southern Pacific Railroad in the Pinacate area for a town site. Local citizens offered to erect a depot, dig a well, and donate a number of lots to the railroad in exchange for establishing a station at the new town site.

The Perris station came online in April 1886. By 1887, six passenger trains and two freight trains stopped at Perris daily and rapid growth followed for several years. After storms repeatedly washed out the tracks in the Temecula Gorge, service to San Diego through this route ended.

Perris officially incorporated as a city in 1911.

The City, which turned 100 years old in 2011, began as a sleepy farming community on the California Pacific Railroad line. There was no State Recreation Area at Lake Perris, or even a Lake Perris, no National Cemetery adjacent to the City, not even March Air Force Base.

Select a time-period to learn more about the City.

[Business Resources Page](#)

5-MILE RADIUS DEMOGRAPHICS



136,970
POPULATION

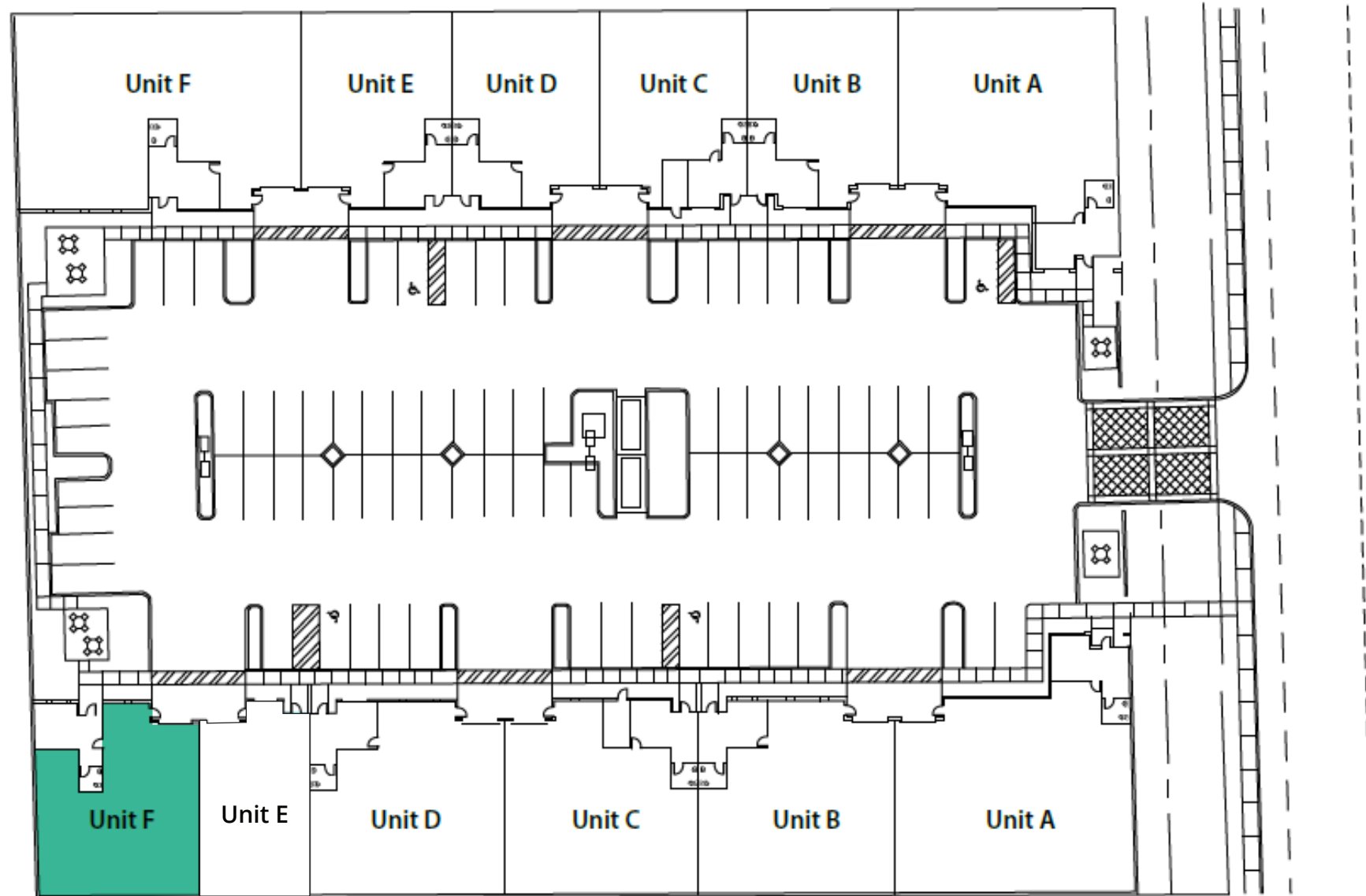


\$90,184
AVERAGE HH INCOME

2,298 | **29,570**
BUSINESSES | EMPLOYEES
DAYTIME
EMPLOYMENT

64% | **36%**
OWNER | RENTER
OCCUPIED HOUSING
UNITS

SITE PLAN



**AVISON
YOUNG**

**3100 W. WALNUT AVE #2F
PERRIS, CA 92571**

**Get in
touch.**

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