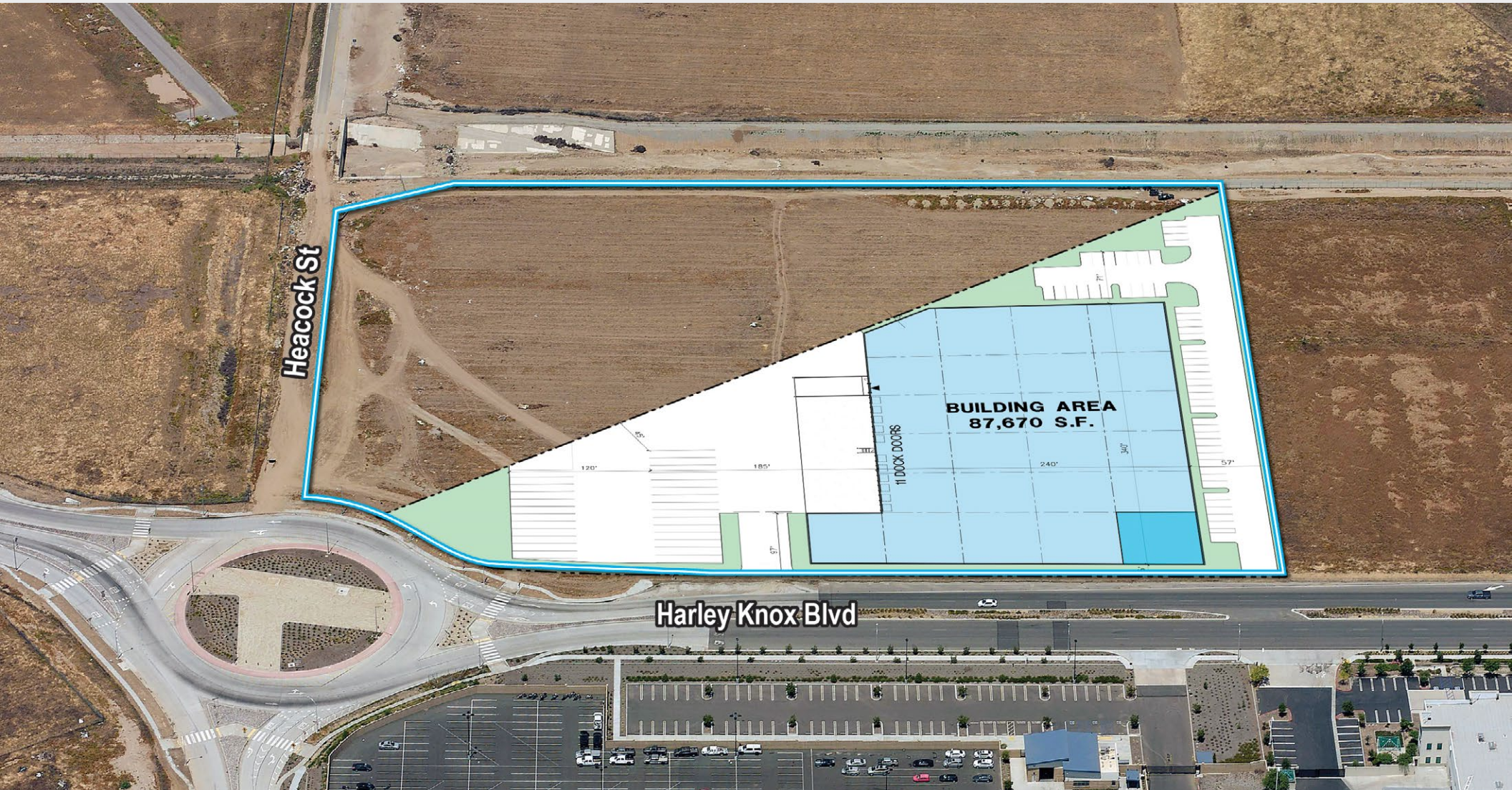


FOR SALE - ±9.88 ACRES OF LAND

HARLEY KNOX BLVD & HEACOCK ST , PERRIS, CA

Voit
REAL ESTATE SERVICES



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Property Features

- ±9.88 Industrial Zoned Land in the City of Perris
- ±4.6 Net Useable Acres (verify)
- APN's: 302-020-036 & 302-020-051
- Site is partially impacted by the [Airport Land Use Commission](#) (verify)
- Close Proximity to I-215 Freeway via Harley Knox Blvd.
- Zoning: [Perris Valley Commerce Center General Industrial \(PVCC-GI\)](#) (verify)
- Corporate Neighbors: Amazon, Home Depot, Ross, Lowe's, Deckers, iHerb, General Mills, NFI



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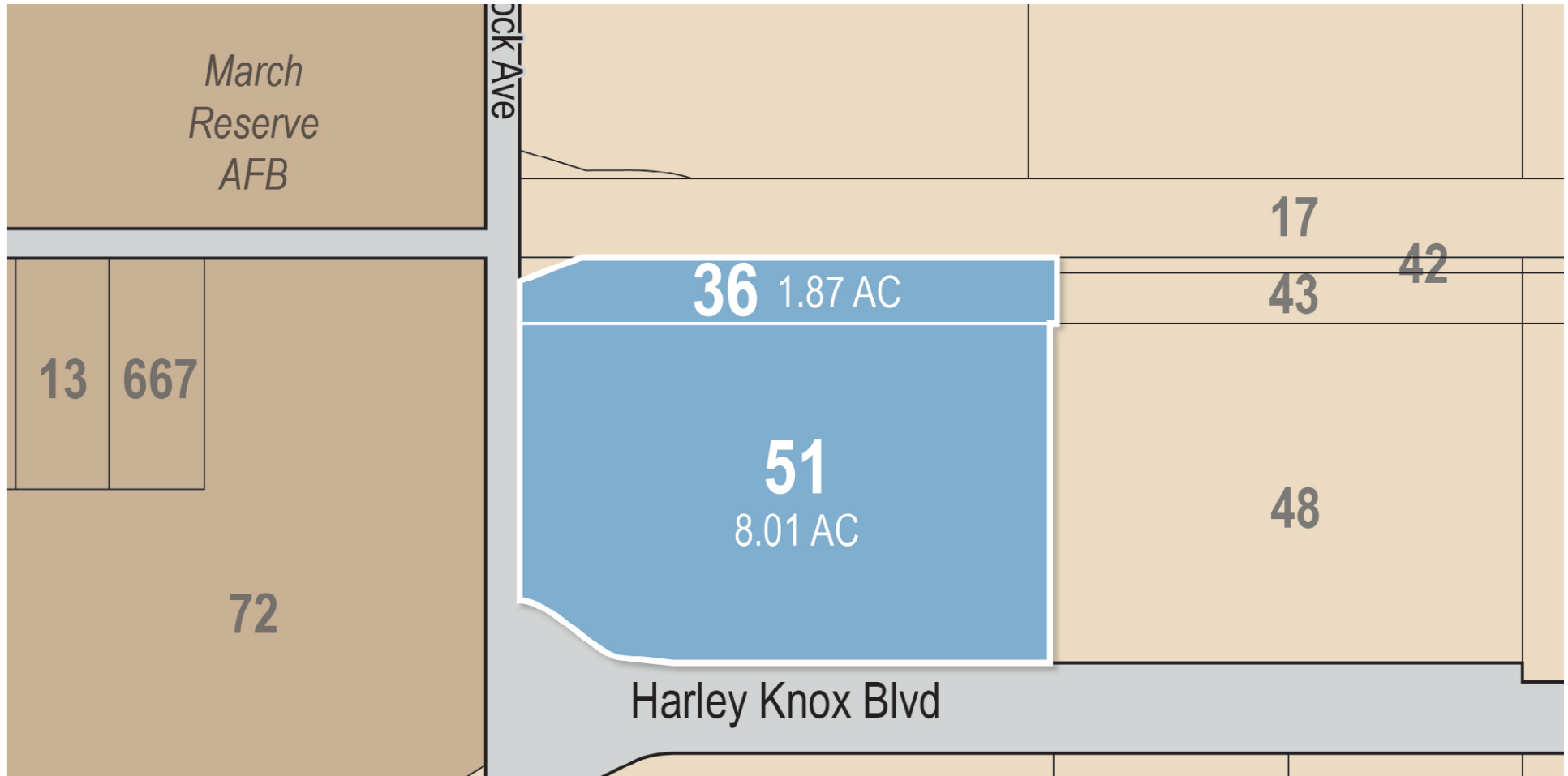
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Parcel Map



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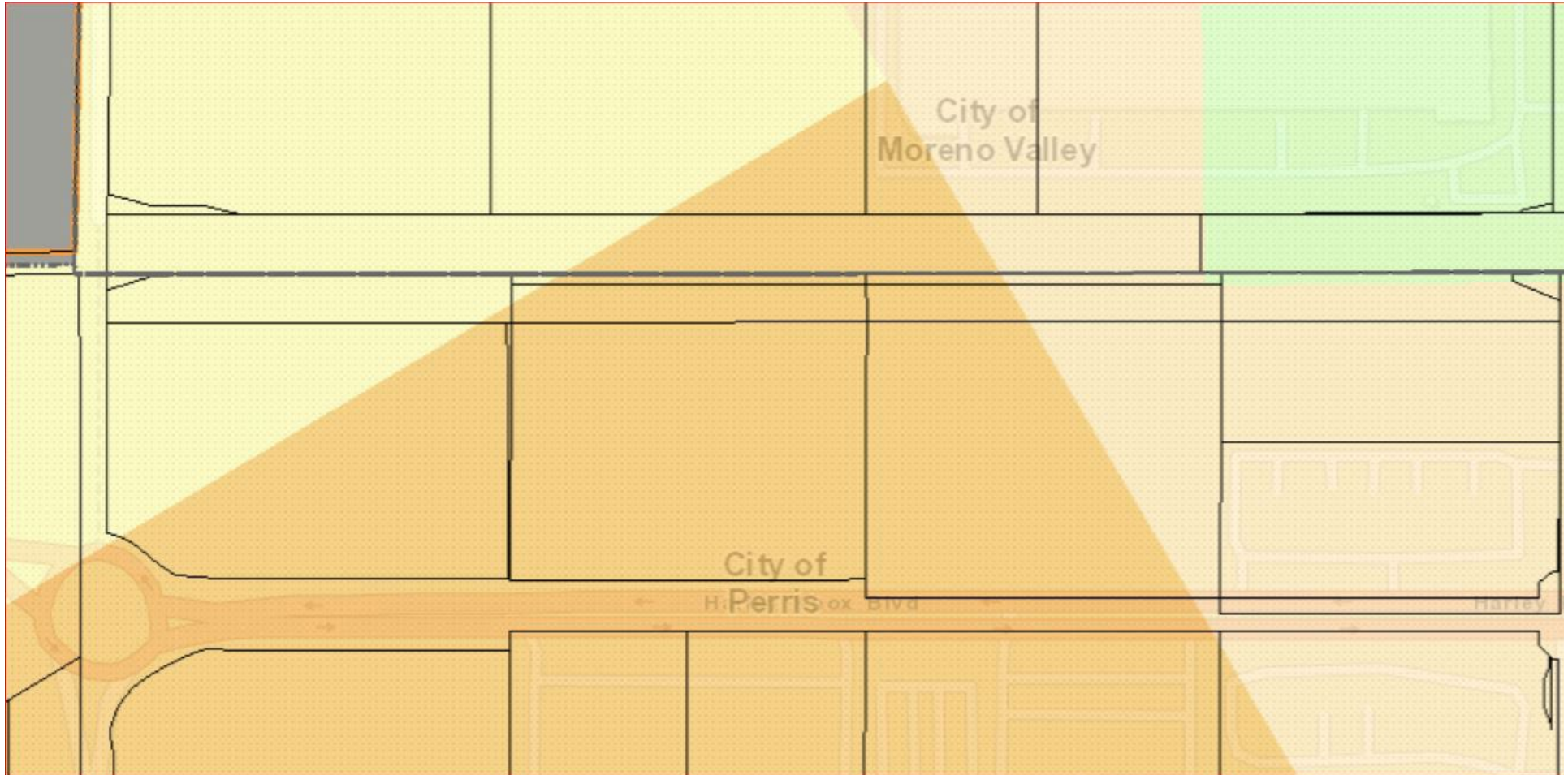
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ACLUC Overlay Aerial



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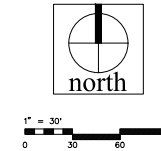
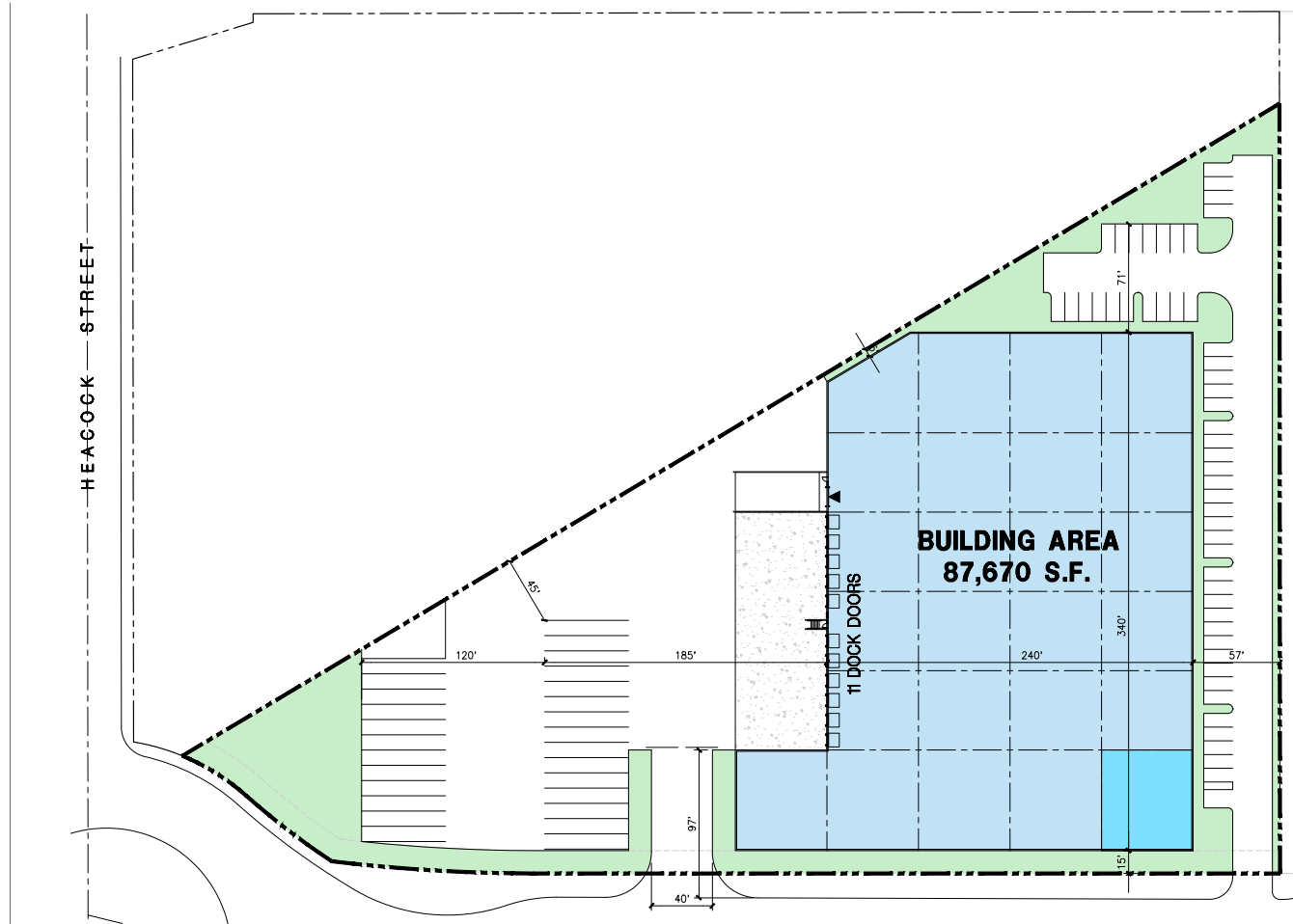
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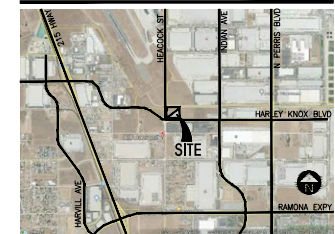
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Conceptual Site Plan 1: ±87,670 sf Warehouse Building



Aerial Map



Tabulation

| | |
|---|------------------|
| SITE AREA | |
| In s.f. | 204,641 sf |
| In acres | 4.7 ac |
| BUILDING AREA | |
| Office - 1st floor | 3,000 sf |
| Office - 2nd floor | 3,000 sf |
| Warehouse | 81,670 sf |
| TOTAL | 87,670 sf |
| FLOOR AREA RATIO | |
| Maximum Allow ed | 0.75 |
| Actual | 0.428 |
| SITE COVERAGE | |
| Maximum Allow ed | 50% |
| Actual | 41.4% |
| AUTO PARKING REQUIRED | |
| <i>High Cube:</i> | |
| Office: 1/300 s.f. (if exceed 10% of GF) | n/a stalls |
| Whse: 1st 20K @ 1/1,000 s.f. | 20 stalls |
| 2nd 20K @ 1/2,000 s.f. | 10 stalls |
| above 40K @ 1/5,000 s.f. | 10 stalls |
| TOTAL | 40 stalls |
| AUTO PARKINGS PROVIDED | |
| Standard (9' x 19') | 52 stalls |
| TRAILER PARKING REQUIRED | |
| Trailer - 1/5,000 s.f | 18 stalls |
| TRAILER PARKING PROVIDED | |
| Trailer (10' x 55') | 27 stalls |
| ZONING ORDINANCE | |
| Zoning - Light Industrial - IL | |
| MAXIMUM BUILDING HEIGHT ALLOWED | |
| Height - 50' | |
| LANDSCAPE REQUIREMENT | |
| Percentage - 10% | |
| LANDSCAPE PROVIDED | |
| In s.f. | 32,936 sf |
| Percentage | 18.1% |
| SETBACKS | |
| Harley Knox - 15' | |
| Side/Rear - none, adjoining R zone - 20' | |
| *additional 5' for each 10' over 20' in building height | |

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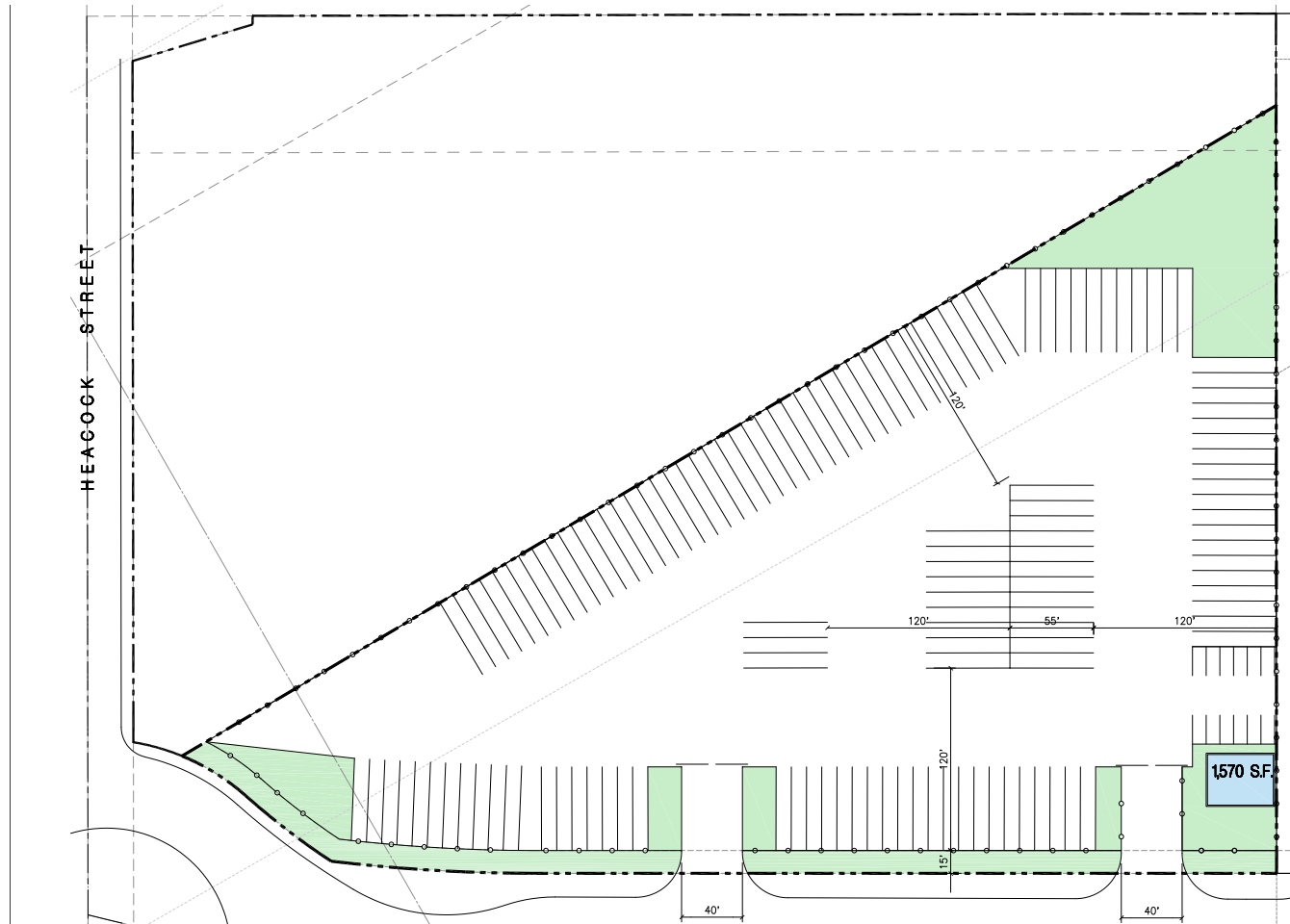
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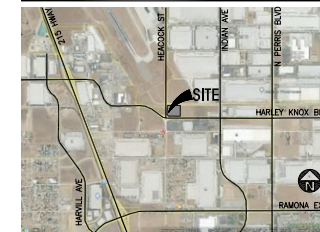
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Conceptual Site Plan 2: Truck & Trailer Storage Yard

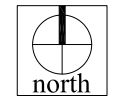


Aerial Map



Legend

OFFICE



1" = 30'
0 30 60 90

Tabulation

| | |
|---|------------|
| SITE AREA | |
| In s.f. | 204,641 sf |
| In acres | 4.7 ac |
| BUILDING AREA | |
| Office | 1,570 sf |
| AUTO PARKING REQUIRED | |
| Office: 1/300 s.f. | 5 stalls |
| AUTO PARKING PROVIDED | |
| Standard (9' x 19') | 12 stalls |
| TRAILER PARKING PROVIDED | |
| Trailer (10' x 55') | 135 stalls |
| ZONING ORDINANCE | |
| Zoning - Light Industrial - IL | |
| MAXIMUM BUILDING HEIGHT ALLOWED | |
| Height - 50' | |
| LANDSCAPE REQUIREMENT | |
| Percentage - 15% | |
| LANDSCAPE PROVIDED | |
| In s.f. | 31,411 sf |
| Percentage | 15.3% |
| SETBACKS | |
| Building | |
| Harley Knox - 15' | |
| Side/Rear - none, adjoining R zone - 20' | |
| *additional 5' for each 10' over 20' in building height | |

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Tenant Aerial



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