

OFFERING MEMORANDUM

O E ELLIS AVE
PERRIS, CALIFORNIA
29.44 ACRE PARCEL

PRESENTED BY:

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UNENTITLED INDUSTRIAL LAND OFFERING
±1,282,406 SQ. FT. (29.44 ACRES)
MLS# ND26055026

**BERKSHIRE
HATHAWAY**
HOMESERVICES

CALIFORNIA
PROPERTIES

COMMERCIAL DIVISION





PROPERTY OVERVIEW

O E ELLIS AVE
PERRIS, CALIFORNIA

Strategically positioned within one of the Inland Empire's most active logistics corridors, this ±29-acre site offers a rare opportunity to establish a scalable industrial footprint in a high-demand, supply-constrained market.

This development-ready parcel presents a unique opportunity to control a large-scale industrial land position with strong regional connectivity and long-term growth potential.

Located with direct access to Interstate 215 via Redlands Avenue, the site supports efficient truck circulation and distribution across Southern California's primary logistics network.



PROPERTY HIGHLIGHTS

\$12,500,000

ASKING PRICE

LIGHT

INDUSTRIAL ZONING

I-215

FREEWAY ACCESS

TRANSPORTATION

- I-215 Freeway Access
- South Perris Metrolink
- Proximity to I-10 & CA-60
- Regional Truck Routes / Logistics Network Access

SITE FEATURES

- Level
- Paved Street Access
- Utilities Nearby
- Large-Scale Parcel Configuration

INVESTMENT DRIVERS

- Located in High-Growth Inland Empire Submarket
- Across from Home Depot Distribution Center
- Limited Supply of Large Industrial Parcels



PROPERTY OVERVIEW



PARCEL

327-020-017

Assessor Parcel Number



TOTAL SIZE

29.44 ACRES

± 1,282,406 SQ. FT



ZONING

LIGHT IND

Light Industrial

TOPOGRAPHY

Predominantly level topography, offering a clean and highly usable landscape ideal for development.

UTILITIES

Utilities are conveniently located nearby.

ACCESSIBILITY

Direct access to I-215 via Redlands Avenue.

CITY OF PERRIS

Located in the heart of the Inland Empire, Perris has emerged as a key player in Southern California's industrial expansion. The market is driven by strong demand for logistics and distribution space, supported by access to major freeways, rail infrastructure, and proximity to the Ports of Los Angeles and Long Beach.

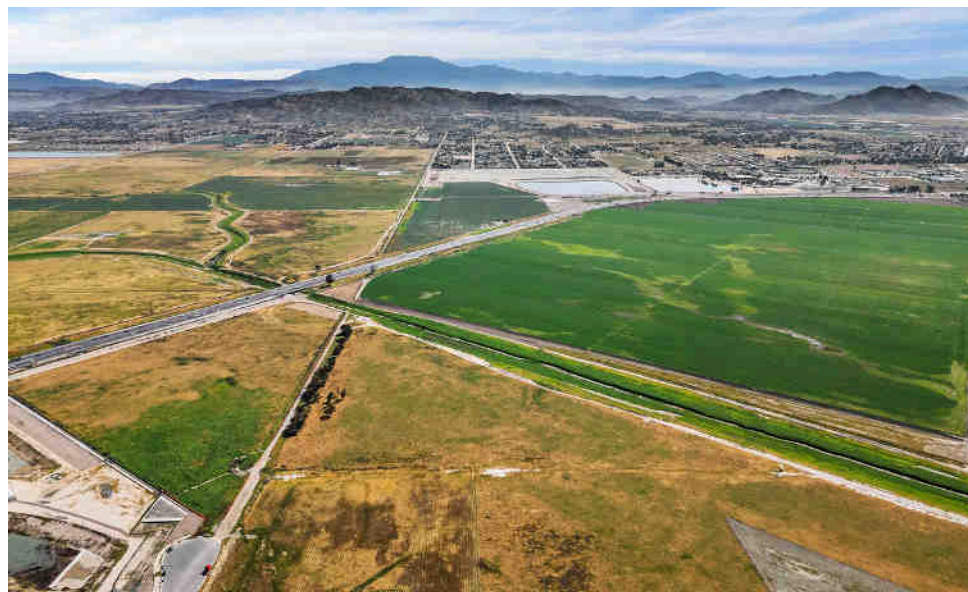
Continued population growth, infrastructure improvements, and limited availability of large-scale industrial land positions Perris as a high-growth submarket with long-term investment potential.



PHOTOGRAPHY



PHOTOGRAPHY





REGIONAL ACCESS & LOCATION OVERVIEW

The site's scale and positioning allow for multiple development configurations, supporting warehouse, distribution, or logistics use.

Immediate proximity to major industrial users enhances long-term viability and tenant demand.



REGIONAL CONNECTIVITY

- Direct access to Interstate 215
- Strong linkage to I-10, I-60, and SR-74
- Efficient access to major Southern California markets
- Ideal for regional and last-mile distribution



STRATEGIC POSITIONING

- Located directly across from the new Home Depot Distribution Center, the property benefits from:
- Established institutional presence
- Proven logistics demand
- High-volume truck traffic infrastructure
- Continued industrial expansion in the corridor



DEVELOPMENT POTENTIAL

- The site supports a range of industrial uses including:
 - Warehouse & Distribution
 - Logistics Facilities
 - Manufacturing
 - Storage & Yard Use



POTENTIAL INDUSTRIAL BUILDOUT



Conceptual renderings demonstrating the site's capacity to support large-scale warehouse and distribution facilities, including secured truck courts, trailer storage, and efficient circulation.

The property's layout and scale allow for modern logistics operations designed to accommodate high-volume freight movement and industrial use.



Images were AI-generated and are for illustration only; they do not reflect actual properties or conditions



MARKET GROWTH & POTENTIAL

INFRASTRUCTURE IMPROVEMENTS

- The upcoming Ellis Avenue Overcrossing Project is expected to:
- Improve truck circulation
- Reduce freight delays
- Enhance regional accessibility
- Additional benefit of potential freeway visibility and signage exposure.

INVESTMENT OPPORTUNITY

- Large-scale industrial land offering
- Limited comparable inventory in Perris
- Positioned in high-growth logistics market
- Ideal for developers and institutional investors



With limited remaining industrial land of this scale, 0 E. Ellis Avenue represents a rare opportunity to secure a premier development site in one of Southern California's most active logistics corridors.

Positioned for growth, accessibility, and long-term demand, this offering stands out as a strategic investment in the Inland Empire industrial market.

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