

 ZONING

I-P Industrial Park

 ACCESS

I-215 Direct

 PRICE

Upon Request

OFFERING MEMORANDUM

TOBACCO ROAD INDUSTRIAL LAND

4.54 Acres | Perris, CA 92570



GLOBAL REAL ESTATE

ONE PAGE SALE LISTING REPORT

Tobacco Rd, Perris, CA 92570 (Riverside County)

INLAND EMPIRE EAST



FOR SALE SUMMARY

Asking Price	Withheld
Status	Active
Sale Type	Investment
Property Type	Land

PROPERTY SUMMARY

Land Area (Gross)	4.54 AC
Land Area (SF)	197,762 SF
Topography	Level
Current Use	Raw Land
On-Sites	Raw Land
Number of Lots	1

PROPERTY DETAIL

Parcel (APN)	317-270-002
Zoning Code	I-P (CZ 7830)
Zoning Desc.	Industrial Park
Proposed Use	Industrial
Frontage (Tobacco)	297'
Frontage (Water)	654'

SALE NOTES

4.54 AC available in unincorporated Riverside County.

This property offers a prime development opportunity zoned for Industrial Park use. Situated in the Moreno Valley/Perris submarket, the site features level topography and significant frontage on both Tobacco Rd and Water Ave. Ideal for industrial development or investment purposes within a rapidly growing logistics corridor.

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EXECUTIVE SUMMARY

This **4.54-acre industrial land offering** on Tobacco Road in Perris, California presents a strategically located development opportunity with immediate access to the **I-215 corridor**. The site is zoned I-P (Industrial Park) under County of Riverside CZ 7830, supporting a range of light industrial and logistics uses subject to County approvals. The property sits within the Inland Empire East, one of the nation's leading logistics markets, providing efficient regional and last-mile connectivity across Southern California.

Market conditions in Q2 2025 show Inland Empire vacancy at 6.0% with average asking rents of **\$1.04/SF NNN**. The Perris submarket reported 8.9% direct vacancy and \$0.98/SF rents, reflecting tenant-friendly optionality with continued demand for functional, well-located product. Population growth and a strong blue-collar labor base in Perris support future occupier demand.

Offered on an investment basis with price upon request, the site is positioned for users, developers, or long-term land investors seeking exposure to a prime logistics corridor. The combination of freeway accessibility, supportive zoning, and solid market fundamentals makes this a compelling acquisition target in the current cycle.

"Strategically positioned in the Inland Empire East with direct I-215 access, offering a scalable development platform in a high-demand logistics corridor."

LAND AREA

4.54 AC

Gross Parcel Size

ZONING

I-P

Industrial Park

MARKET RENT

\$0.98

Per SF (Perris Avg)

VACANCY

6.0%

Inland Empire Q2 '25

INVESTMENT HIGHLIGHTS



Strategic Industrial Location

4.54-acre site located in the heart of the Inland Empire East, a premier logistics hub with deep tenant demand.



Immediate Freeway Accessibility

Direct access to I-215 corridor facilitates rapid regional distribution and connectivity to SR-60, I-10, and I-15.



Flexible Zoning Profile

Zoned I-P (Industrial Park) under Riverside County jurisdiction, allowing for diverse light industrial and business park uses.



Strong Market Fundamentals

Perris submarket vacancy at 8.9% with competitive rents ~\$0.98/SF NNN, supported by sustained occupier interest.



Attractive Investment Basis

Offered "Price Upon Request" with potential for value creation in a recalibrating market environment (Cap rates ~7.0%).



Operational Efficiency

Rectangular parcel configuration and unincorporated county status offer streamlined development potential versus city municipalities.

PROPERTY OVERVIEW

Located at **Tobacco Road, Perris, CA 92570**, this subject property (APN 317-270-002) comprises approximately **4.54 acres** of raw industrial land within the unincorporated jurisdiction of Riverside County. The site sits immediately adjacent to the I-215 freeway, offering exceptional visibility and connectivity in a rapidly densifying industrial corridor.

The parcel features a generally rectangular configuration, optimizing site utility for potential development. Zoned as **I-P (Industrial Park)** under County Change of Zone 7830, the property is intended for campus-style business parks, light industrial, and logistics uses, subject to specific development standards governed by Riverside County Ordinance 348.

Positioned within the robust Inland Empire East submarket, the location benefits from large-scale logistics activity and a deep blue-collar labor pool. Nearby distribution hubs underscore the continued occupier interest in functional, well-situated sites. Prospective buyers are encouraged to verify utilities, access rights, and development feasibility during due diligence.

<div>LOT SIZE</div> <div>4.54 AC</div> <div>Gross Land Area</div>	<div>APN</div> <div>317-270-002</div> <div>Riverside County</div>
<div>ZONING</div> <div>I-P</div> <div>Industrial Park (CZ 7830)</div>	<div>JURISDICTION</div> <div>County</div> <div>Unincorporated Riverside</div>

Property Type	Industrial Land
Topography	Generally Flat / Raw Land
Access	Tobacco Road (Immediate I-215 Proximity)
Visibility	Excellent - Freeway Adjacent
Development Status	Raw Land - Ready for Development

| SITE PHOTOS



FIGURE 1 *Aerial view showing property location and I-215 freeway proximity*

■ SITE PHOTOS (CONTINUED)



FIGURE 2: *Aerial view showing property and adjacent industrial facilities*

■ SITE PHOTOS (CONTINUED)



FIGURE 4: *Aerial view looking northwest perspective*

| SITE PHOTOS (CONTINUED)



FIGURE 5: *Aerial view with adjacent logistics facilities*

SITE PHOTOS (CONTINUED)



FIGURE 5: Aerial perspective showing subject property (marked with X) with direct access to I-215 freeway and proximity to Tobacco Rd, Water Ave, and Harvill Ave. Placentia Ave is a secondary highway which allows for truck traffic.

| SURROUNDING DEVELOPMENT

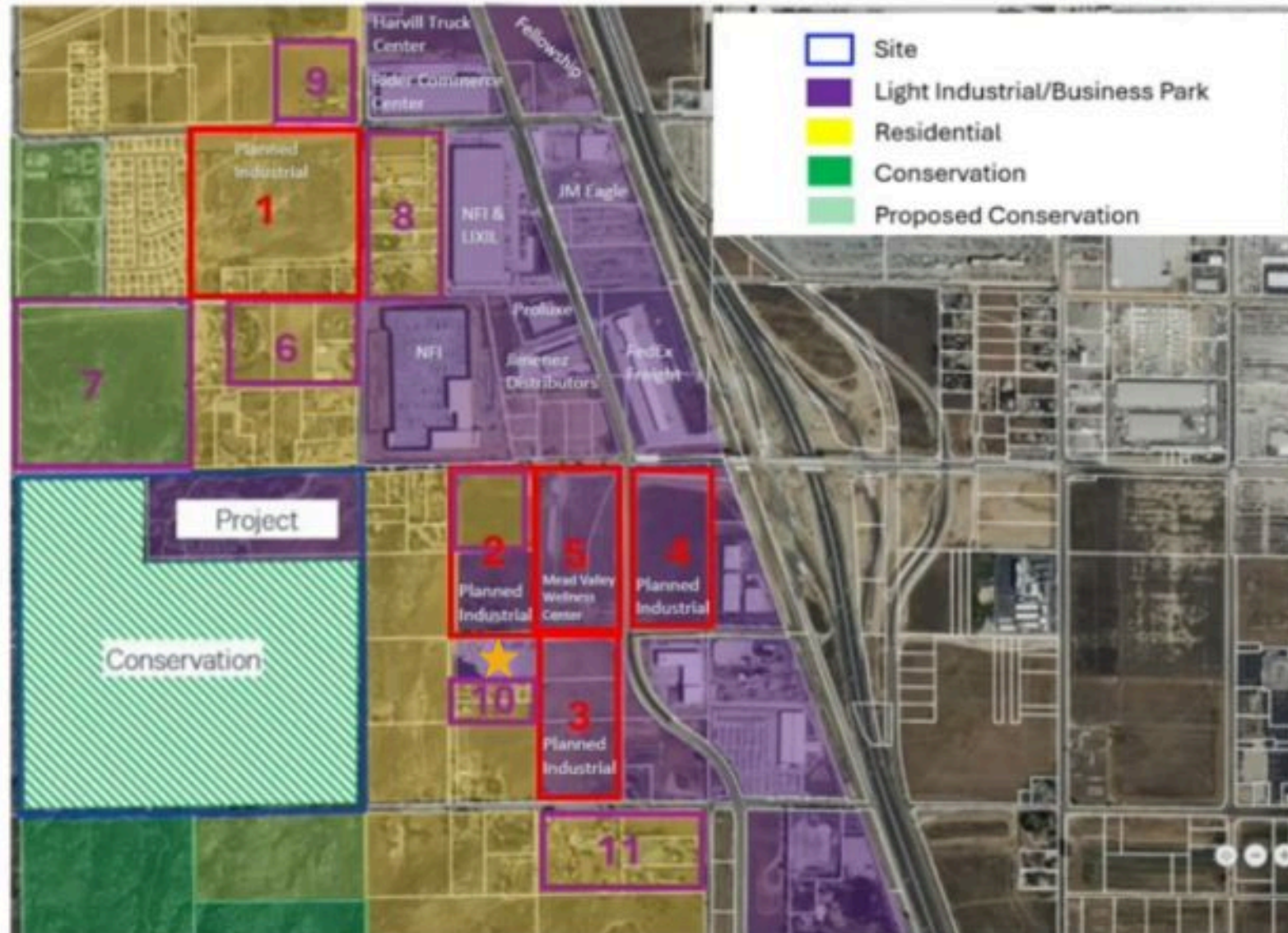
Project Site

Planned Industrial Development

- 1: PPT22004
- 2: PPT220047
- 3: PPT220002
- 4: PP26241
- 5: PP21207

Potential Industrial Development

- 6: GPA240082
- 7: GPA240022
- 8: GPA240012
- 9: GPA240012
- 10: GPA240046
- 11: GPA240049



Change in conditions along the I-215 corridor since 2016



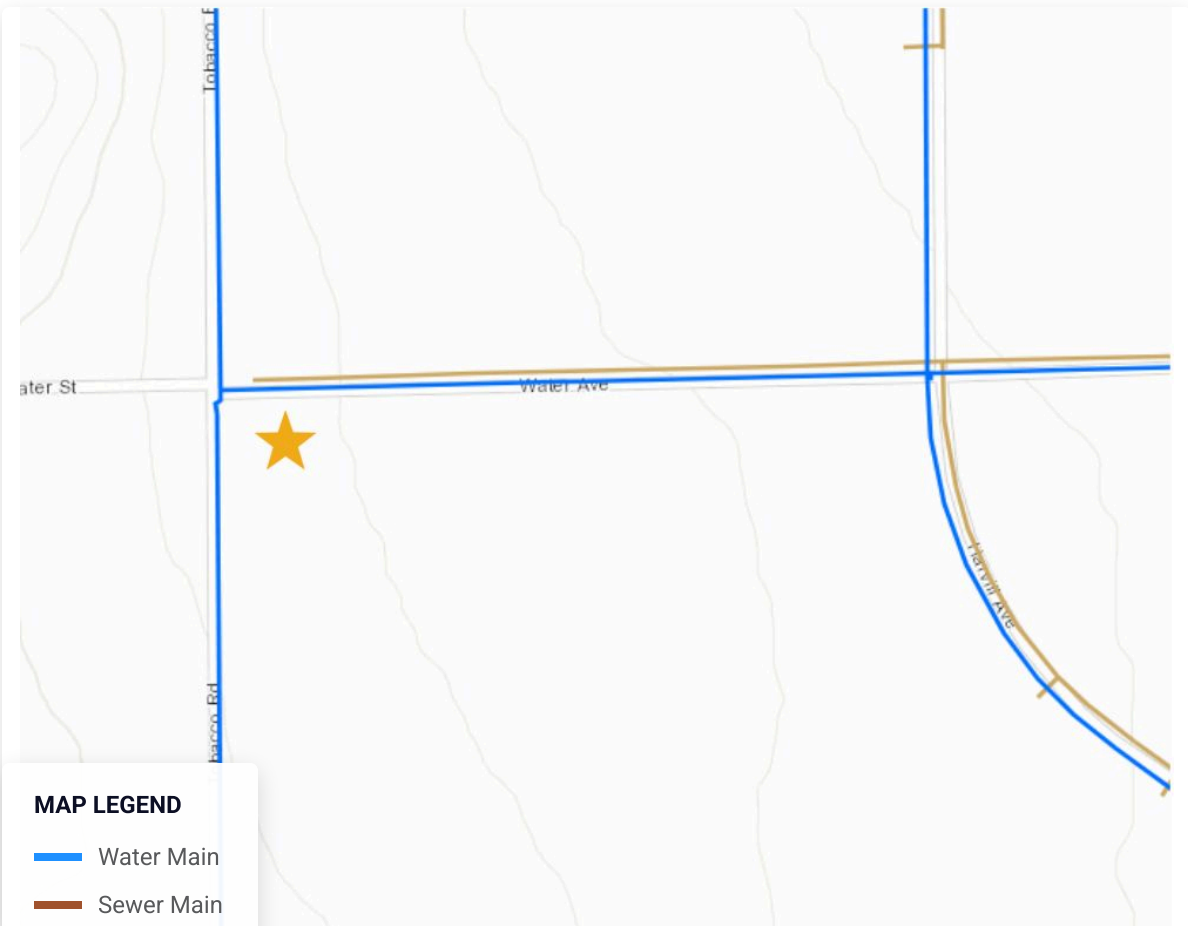
★ Placentia Commerce Center Development

The [star](#) on the map marks our site location. Adjacent to our property, the [Placentia Commerce Center](#) is currently seeking approval for a major industrial project through application [GPA240026](#), which includes:

162	4	1
Total Acres	Parcels	Speculative Industrial Building

The application includes a Foundation General Plan Amendment, General Plan Amendment, Zone Change, Plot Plan, and Tentative Parcel Map. This development will significantly enhance the area's industrial profile and complements our site's strategic location along the I-215 corridor.

UTILITIES INFRASTRUCTURE



MAP LEGEND

- Water Main
- Sewer Main
- Site Location

Color-Coded Utilities Map



Engineering Plan

Infrastructure Availability

Water Service

Water main infrastructure (blue lines) is readily available at the property boundary along Tobacco Rd and Water Ave, providing immediate connection for future development.

Sewer Service

Sewer main infrastructure (brown lines) runs adjacent to the property along Water Ave, offering direct connection for industrial wastewater management.

Additional Utilities

The site also has access to electrical, gas, and telecommunications services necessary for industrial operations, with all utilities located at or near the property boundaries.

LOCATION & ACCESS

The site is strategically positioned with **immediate I-215 freeway access**, a critical north-south artery in the Inland Empire East. This location provides seamless connectivity to major regional thoroughfares including **SR-60, I-10, and I-15**.

Surrounded by established logistics parks and industrial facilities, the property benefits from mature transportation infrastructure supporting high-volume distribution. The location is ideal for last-mile operators, regional distributors, and light manufacturing users requiring direct freeway access.

PROXIMITY TO KEY LOGISTICS HUBS










 I-215 Freeway Access	Immediate
 Ontario Int'l Airport (ONT)	~28 Miles
 Port of Long Beach / LA	~68 Miles
 Downtown Riverside	~18 Miles





Figure 5: Aerial view showing property boundaries (red outline) with immediate I-215 freeway access and Harvill Ave.

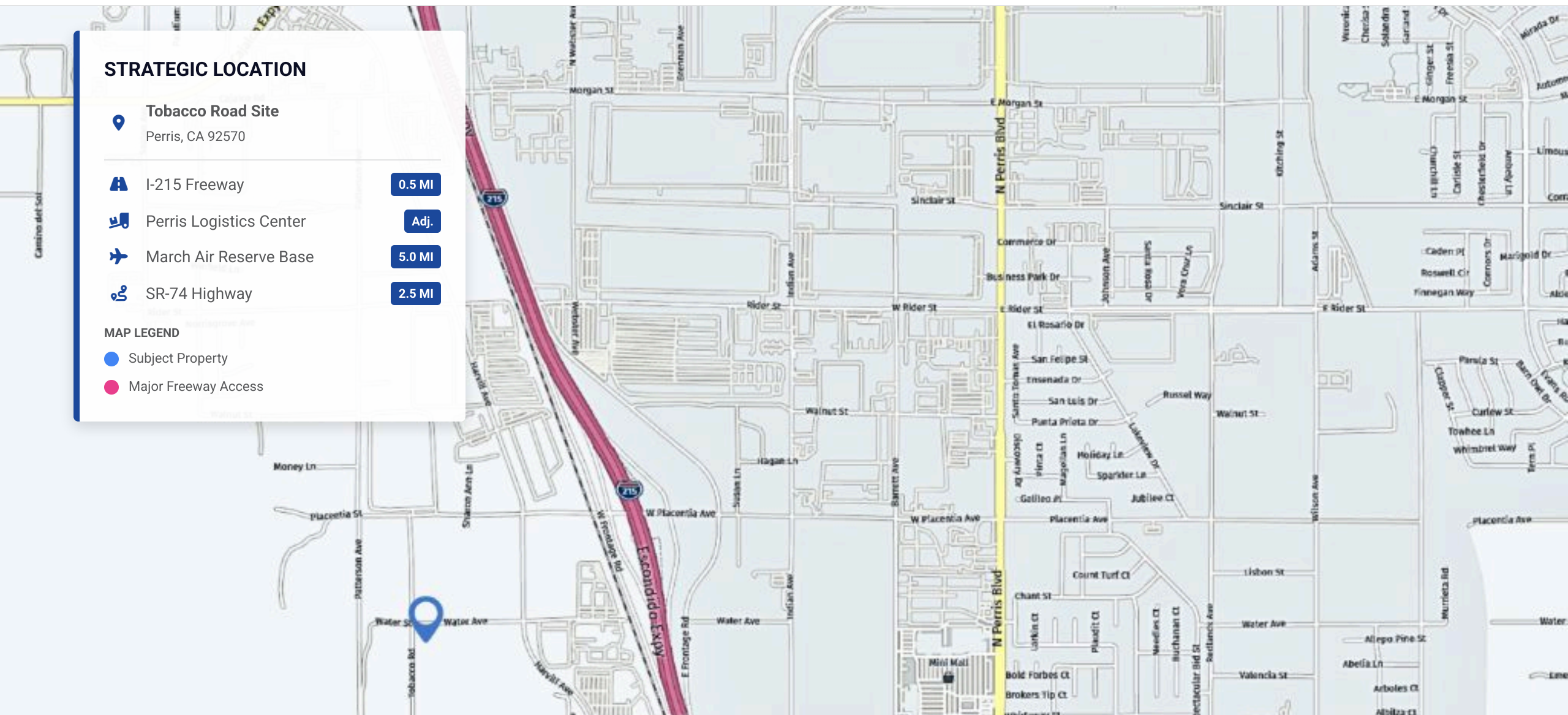
LOCATION MAP

STRATEGIC LOCATION

-  Tobacco Road Site
Perris, CA 92570
-  I-215 Freeway 0.5 MI
-  Perris Logistics Center Adj.
-  March Air Reserve Base 5.0 MI
-  SR-74 Highway 2.5 MI

MAP LEGEND

-  Subject Property
-  Major Freeway Access



INDUSTRIAL MARKET OVERVIEW

INLAND EMPIRE VACANCY



6.0%

Regional Average (Q2 2025)

PERRIS SUBMARKET VACANCY



8.9%

Direct Vacancy Rate

ASKING RENT (NNN)



\$1.04 PSF

Inland Empire Average

UNDER CONSTRUCTION



14.2M SF

Regional Pipeline

The Inland Empire Industrial Powerhouse

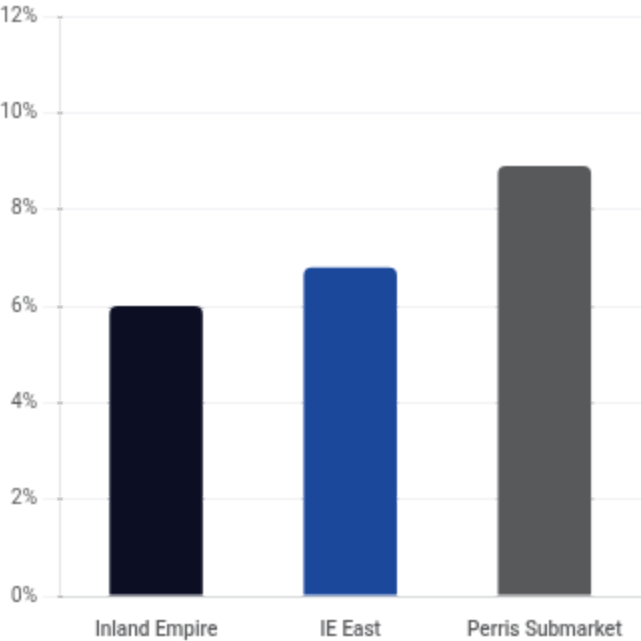
The Inland Empire remains one of the nation's premier industrial markets, driven by its proximity to the Ports of Los Angeles and Long Beach. Despite normalizing demand, the region continues to command strong rents and high occupancy relative to historical averages.

Perris Submarket Dynamics

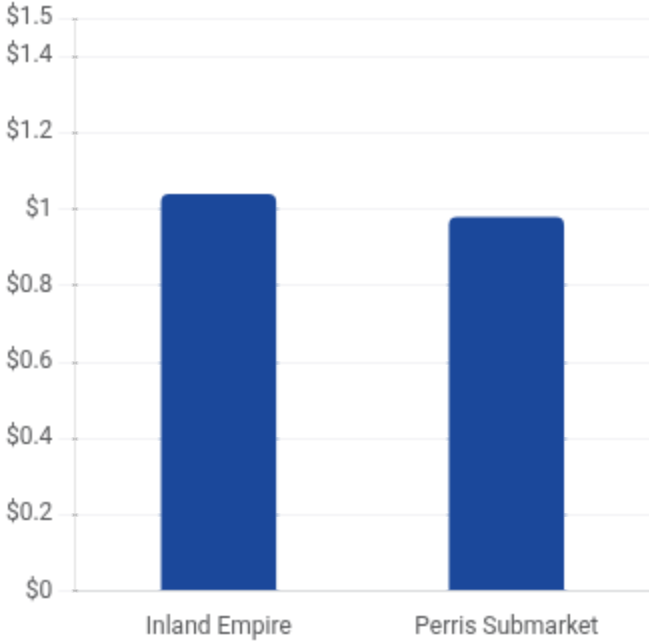
Perris has evolved into a core logistics hub within the IE East. The submarket offers a strategic balance of availability and infrastructure.

- **Strong Demand:** Continued absorption from major 3PLs and national retailers seeking big-box distribution space.
- **Competitive Rents:** Perris offers value relative to the tighter IE West market, attracting cost-sensitive occupiers.

VACANCY RATE COMPARISON



RENT & AVAILABILITY SNAPSHOT



I-P ZONE PERMITTED & CONDITIONAL USES

MANUFACTURING

By Right

Food, Textile, Chemical, Metal

WAREHOUSING

Fully Permitted

Inc. Mini-Warehouse & Cold Storage

VEHICLE STORAGE

Permitted

Enclosed Buildings Only

PARKING STANDARDS

Section 18.12

Strict Screening Required

CONDITIONAL USES

CUP Required

Airports, Solar, Recycling

Permitted Industrial Uses (By Right)

PERMITTED

Permitted subject to Industrial Park Plot Plan approval (Ordinance No. 348, Sec 18.30):

- ✓ Food, Bakery & Grain Products
- ✓ Textile, Leather & Apparel Products
- ✓ Electrical Components & Devices
- ✓ Pharmaceutical Research/Mfg
- ✓ Warehousing & Distribution
- ✓ Cold Storage Facilities
- ✓ Furniture & Cabinet Manufacturing
- ✓ Printing, Publishing & Binding
- ✓ Communication/Navigation Systems
- ✓ Data Processing Equipment
- ✓ Mini-Warehouses (Self Storage)
- ✓ Parcel Delivery Services

Truck Parking & Loading Regulations

- ✓ **Storage:**Enclosed buildings for trucks/RVs
- ✓ **Noise:**Located to minimize nuisance
- ✓ **Screening:**Mandatory for all service areas
- ✓ **Setbacks:**10ft for non-screened exhibits

Conditional Uses

REQUIRES CUP

The following uses are distinct from permitted uses and require a Conditional Use Permit (CUP) approved by the County:


- ! Airports & Heliports
- ! Solar Power Plants (on lots 10+ acres)
- ! Recycling Processing Facilities
- ! Recycling Collection Facilities

Zoning Note: While I-P zoning offers broad industrial rights, Conditional Uses generally require public hearings and discretionary approval. Buyers should verify specific operational requirements with Riverside County Planning.

PERMIT HISTORY

PAR230005

COMPLETED



Type:

Pre-Application Review

Applied Date:

02/06/2023

Completion Date:

05/10/2023

Approval Expiration:

05/10/2023

District:

District 1

Assigned To:

Bernardino, Blanca

Description:


Pre-Application Review for possible future 4,800 sq. ft. Warehouse and Truck Parking with Full Improvement & Fencing.

Completion Status:

100% Complete

HANS02186

APPROVED



Type:

HANS

Applied Date:

07/15/2014

Completion Date:

02/04/2015

Status:

Approved

District:

District 1

Fees:

\$0.00

Description:

HANS02186-LITE - PAR01407 FOR GPA00950 - CZ07830 PROCESS

Completion Status:

100% Complete

Zoning Change Process Completed

The property has undergone a complete zoning process (CZ 7830) changing from Light Agriculture (A-1-1) to Industrial Park (I-P) zoning. The Pre-Application Review (PAR230005) confirms the property is suitable for warehouse and truck parking development with full improvements.

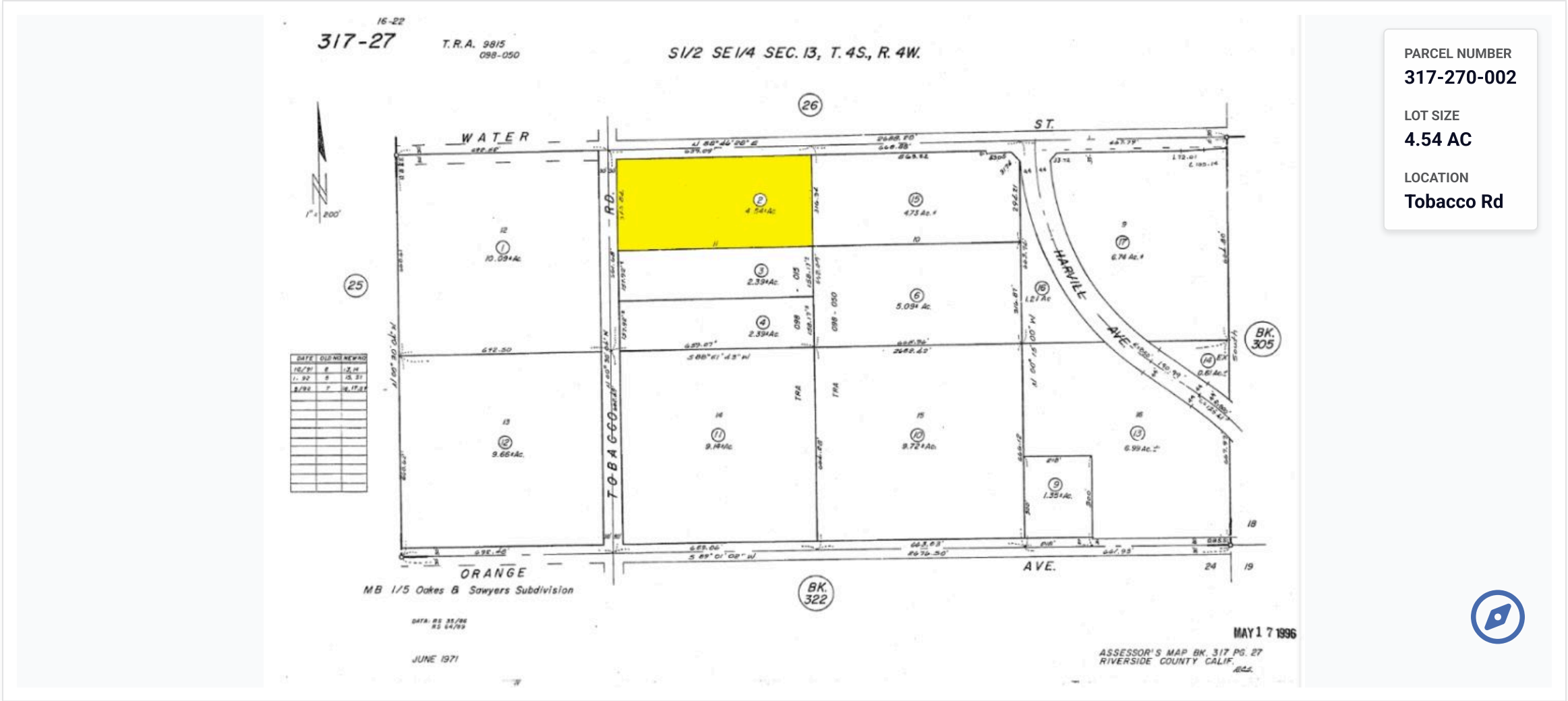


Figure 5: Official Riverside County Assessor's plat map showing APN 317-270-002 (highlighted in yellow). The property features direct frontage on Tobacco Road with access to surrounding industrial infrastructure.

*SOURCE: RIVERSIDE COUNTY ASSESSOR'S OFFICE. BUYER TO VERIFY EXACT DIMENSIONS VIA ALTA SURVEY DURING DUE DILIGENCE PERIOD.

ESTIMATED PROPERTY SIZE



Property Dimensions

TOTAL AREA	WIDTH	LENGTH
197,762 SF	297 FT	654 FT
<i>4.54 Acres</i>	<i>Tobacco Rd Frontage</i>	<i>Water Ave Frontage</i>
DEVELOPABLE AREA	TOPOGRAPHY	CONFIGURATION
197,762 SF	Level	Rectangular
<i>Excluding Setbacks</i>	<i>Ready for Development</i>	<i>Efficient Layout</i>

Development Potential

The property features approximately **197,762 square feet** of developable land with a rectangular configuration ideal for industrial development. The blue overlay shows the property boundaries with frontage on both Tobacco Road and Water Avenue.

The I-P zoning allows for **warehouse and distribution** development with potential for **truck/trailer parking** as highlighted in the property's pre-application review (PAR230005). The level topography and existing parking layout provide excellent development flexibility.

Note: Boundary lines and area measurements are approximate and shown for illustrative purposes. A formal ALTA survey is recommended during due diligence to confirm exact dimensions and total area.

FINANCIAL TERMS & CONTACT

Offering Terms

PRICE

Upon Request

SALE TYPE

Investment

PROPERTY TYPE

Industrial Land

CLOSE TIMELINE

Subject to Mutual Agreement

 **Due Diligence**

As negotiated with seller. Buyer to verify all property information, zoning regulations, and development requirements with Riverside County Planning Department. Independent verification of utilities and infrastructure capacity is strongly recommended.

Broker Contact




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LEGAL DISCLAIMER

This Offering Memorandum has been prepared solely for informational purposes to assist prospective purchasers in evaluating whether to pursue a potential acquisition of the property described herein (the "Property"). The information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, eXp Commercial ("Broker") and the owner of the Property ("Owner") make no representation or warranty, express or implied, as to the accuracy or completeness of such information.

Any and all references to area, square footage, income, expenses and any other property related information are approximate. Any projections, opinions, assumptions or estimates provided in this Offering Memorandum are for example only and do not represent the current or future performance of the Property. Interested parties are strongly encouraged to conduct their own investigation and due diligence regarding this Property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement satisfactory to the Owner has been fully executed and delivered.

By accepting this Offering Memorandum, you agree to release Broker and Owner from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property. You acknowledge that information contained herein, financial statements and other documents provided were prepared by parties other than Broker, and Broker has not independently verified any such information.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a representation, warranty or recommendation by Broker. All financial information and projections are provided for reference only and are based on assumptions relating to the general economy, market conditions, and other factors beyond the control of Owner and Broker.

In particular, zoning information, surveys, engineering studies, environmental assessments, construction plans, utility availability, and development potential information must be independently verified by prospective purchasers. All measurements and representations are approximate and should be independently verified. Buyers should consult with tax, legal, and accounting advisors before making any purchase decision.

The Property may be withdrawn from the market at any time without notice. Nothing contained in this Offering Memorandum is or shall be deemed a representation or warranty by Broker or Owner.