

420

HARLEY KNOX BLVD

PERRIS, CA



HAYMAKERS



OVERVIEW



420
HARLEY KNOX BLVD

about

420 Harley Blvd. is a Class A building, currently configured as a two-tenant facility, totaling 90,213 SF and is situated on 4.28 acres, less than two miles from I-215 freeway. Originally built in 2007, the majority of the existing Tenant Improvements were completed in 2021. The Property features 30' clear height, 100% HVAC, one grade-level door (dedicated to the available unit), ESFR sprinklers, concrete tilt-up construction, a rear load configuration, and generous auto and trailer parking. All uses will be considered.

ADDRESS
420
Harley Knox Blvd
Perris, CA 92571

SIZE
±23,450 SF

RENTAL RATE
Negotiable

POWER
1,600a (delivered asap)
3phase 4wire 480v

CEILING HEIGHT
+/- 30ft

PARKING
+/- 200 Surface
(35 striped +/- 165 unstriped)

**Potential storage/trucking space if needed

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Location



Strategic Logistics Location in a Core Industrial Market - The Inland Empire & Greater Riverside County

Located just west of Main Street in Perris, CA. The Property offers exceptional local and regional access via immediate connectivity to multiple freeways, with the 215 freeway less than two miles from the Property. The Inland Empire is one of the largest industrial markets in the country, with hundreds of major logistics hubs like Amazon, Fed-Ex, Lowes and Home Depot.



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the opportunity

420 Harley Knox is an excellent facility for all types of Flex uses. The highly improved offices and clean production space allow for a user to make minimal adjustments to fit their specific needs.

420 Harley Knox Blvd.

SUITE A - 23,450 sf

- Previously Distribution and Manufacturing facility
- 100% HVAC
- Ideal space for: HQ Offices & Showrooms, Charter Schools, Biotech, Building Materials Use, Laydown Yard and all Flex Uses with Intense Parking and/or Office needs.
- Convenient extra secure drive in ground level door for loading Distribution sprinter vans (potential for Dock High)
- EXCELLENT parking and potential outdoor storage space
- Excellent OFFICE and staff common area exceeding traditional expectations
- Ownership will consider ALL USES - Tenant responsible for verifying with the City of Perris

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highlights

Endless possibilities for the right operators.....

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HIGH IMAGE
CLASS A BUILDING



EXCELLENT
CLEAR HEIGHT



AMPLE
PARKING/STORAGE



DIVERSE
WORKFORCE



100% HVAC



POTENTIAL
PURCHASE



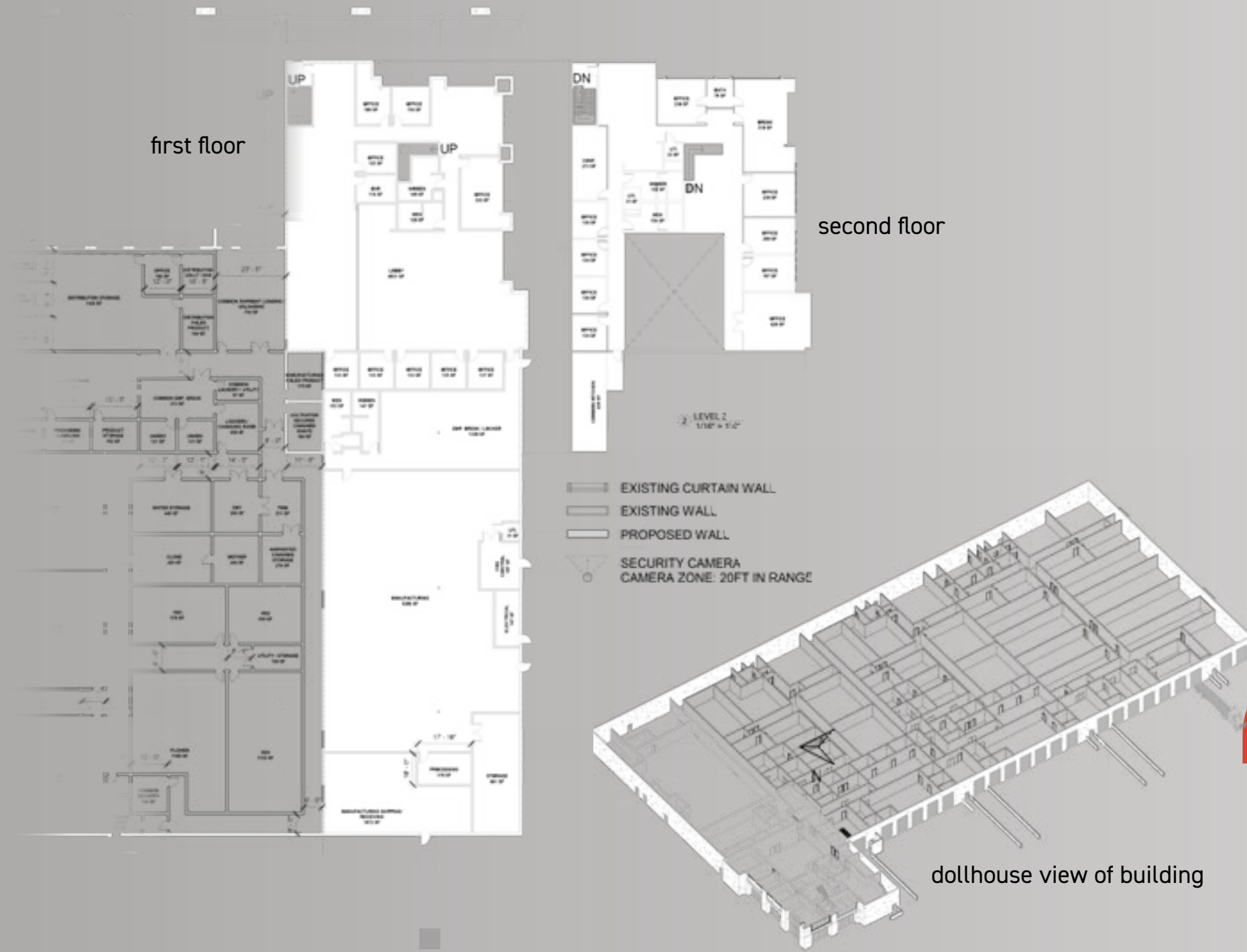


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plans

Endless possibilities for the right operator....



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A DIVISION OF



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