

**AVISON
YOUNG**

± 1.84 AC Yard with Freestanding Industrial Building

3091 Indian Avenue, Perris, CA 92571

FOR SALE

INDIAN AVENUE

CODY LERNER, SIOR

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AVISON YOUNG

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3091 INDIAN AVENUE, PERRIS, CA



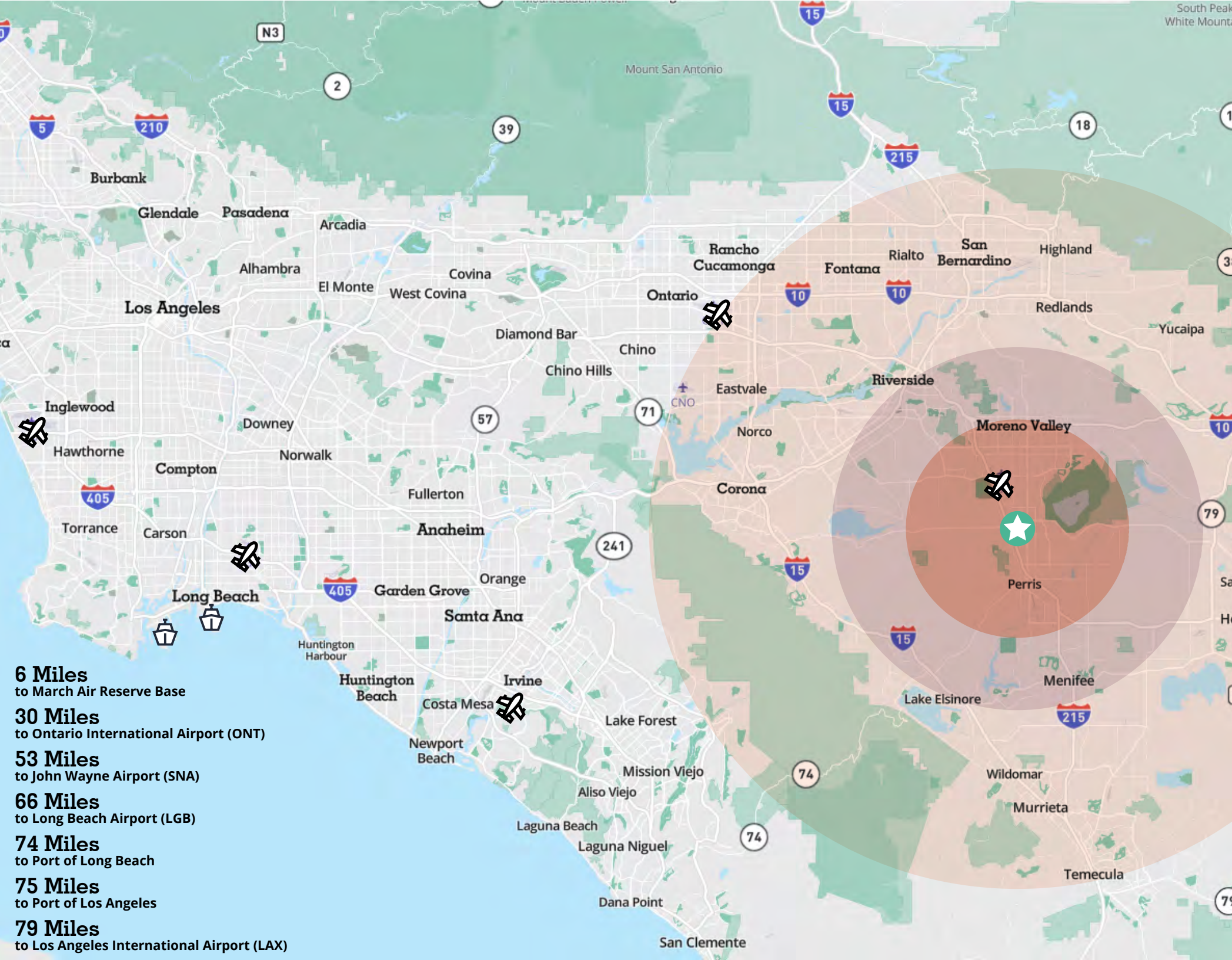
PROPERTY OVERVIEW

BUILDING AREA:	Approx. ±18,058 SF*
OFFICE AREA:	±3,358 SF
LAND AREA:	±1.84 AC / ±80,150 SF
CLEAR HEIGHT:	14' - 16'
GROUND-LEVEL DOORS:	(3) Ground Level Loading Doors
POWER (AMP):	1,200 AMPS 277/480 & 120/280V (VERIFY)
SALE PRICE:	Negotiable
ZONING:	Light Industrial
APPROVED USES:	PVCC Land Use Designations

*Inquire with the listing team for more information

HIGHLIGHTS

3091 Indian Avenue, Perris, CA is strategically positioned within the Inland Empire East, a premier logistics markets in Southern California. The property offers convenient access to Interstate 215 with connectivity to SR-60 and SR-91. Designed to accommodate a range of industrial users or owner-users, the facility features an efficient warehouse layout suitable for distribution, logistics, and light manufacturing. Supported by a strong regional labor pool and nearby amenities, the facility presents a compelling opportunity for both investors and users seeking scale, accessibility, and operational flexibility within the Inland Empire.



- 6 Miles**
to March Air Reserve Base
- 30 Miles**
to Ontario International Airport (ONT)
- 53 Miles**
to John Wayne Airport (SNA)
- 66 Miles**
to Long Beach Airport (LGB)
- 74 Miles**
to Port of Long Beach
- 75 Miles**
to Port of Los Angeles
- 79 Miles**
to Los Angeles International Airport (LAX)





FLOOR PLAN



*Drawing may not be drawn to scale.



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