



# ABOUT US

eXp Realty continues to drive innovation and provide unlimited flexibility, revolutionizing the traditional world of real estate. Founded in 2009, we have expanded to 21 countries worldwide. Our community includes over 84,000 agents, leaders, and partners who are joining us every day.

## Our Services



### Industrial

We assist clients with a wide range of industrial real estate needs, including:

- Industrial warehouses
- Land acquisitions
- Truck terminals
- Outdoor storage
- Distribution centers
- Self-storage facilities
- Income properties



### Offices

- Purchase and Lease Assistance: Helping clients purchase and lease office buildings.
- Dual Representation: Representing both landlords and tenants.
- Market Analysis: Conducting analyses to assess income potential and investment viability.
- Strategic Planning: Developing strategies to maximize value.
- Negotiation: Negotiating favorable terms and conditions for landlords and tenants.



### Multifamily

- Location Analysis: Evaluating each location based on city-specific rules.
- Proforma Preparation: Providing proformas to evaluate potential purchases.
- Regulatory Compliance: Ensuring adherence to local regulations.
- Investment Strategy: Crafting market-based investment strategies.
- Comprehensive Support: Offering end-to-end transaction support.



### Land

- Zoning Verification: Ensuring the zoning is appropriate for your intended use.
- Market Report: Providing a comprehensive market report on your purchase.
- Entitlement Process Assistance: Guiding you through the entitlement process.
- Usability Assurance: Ensuring the land is usable for your needs.



### Retail

- Location Analysis: Emphasizing the importance of location for retail real estate.
- Site Evaluation: Providing detailed studies on the suitability of a site.
- Client Attraction Insights: Offering insights on the types of clients you can expect to attract.



# Description

● ZONING: LIGHT INDUSTRIAL

● Size 0.95 AC/41,382 SqFt

● Property Type: Vacant Land

● STATUS: FOR SALE

● APN# 302-060-023

● For Sale : \$1,200,00

● MAXIMUM STRUCTURE : 0.75 FAR

● Utilities : Adjacent Offsite



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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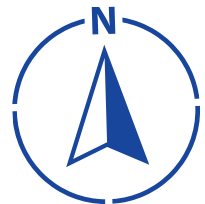




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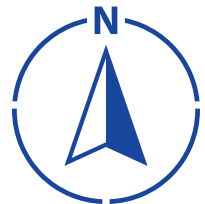




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**USE**

**PERMITTED**

**CUP**

## DEFINATION

This zone is established to accommodate light industrial uses and related activities, including manufacturing, research, warehousing and distribution, assembly of non-hazardous products and materials, as well as retail operations associated with manufacturing. This zoning designation aligns with the 'Light Industrial' classification in the General Plan Land Use framework.

## PERMITTED

The following uses are permitted as of right, subject to plan approval:

- Business support services
- Distributors and showrooms
- Equipment rental, storage, and sales
- Machine shops
- Light manufacturing
- Mini-storage and wholesale storage
- Vehicle minor repairs and services
- Warehouse and distribution centers
- Wholesale operations
- Retail sales
- Pharmaceutical manufacturing and supply

## Conditional Use Permit

The following uses are subject to city approval for a conditional use permit:

- Fueling stations and related services
- Hospitals and urgent care centers
- Heavy manufacturing
- Outdoor storage and activities
- Recycling facilities
- Transportation and trucking yards, stations, and terminals
- Warehouse retail



**SITE** →



**INDUSTRIAL LAND**  
DEVELOPMENT OPPORTUNITY  
**APPROXIMATELY 0.95 ACERS**  
IN PERRIS CA

**CONTACT**

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