



**QUICK ACCESS TO THE 215 FREEWAY**

**3470**

WEBSTER AVE. BLDG. 1  
PERRIS | CA

## FOR SALE OR LEASE

±7,212 SF WAREHOUSE | ±743 SF OFFICE SPACE

FOR MORE INFORMATION PLEASE CONTACT:

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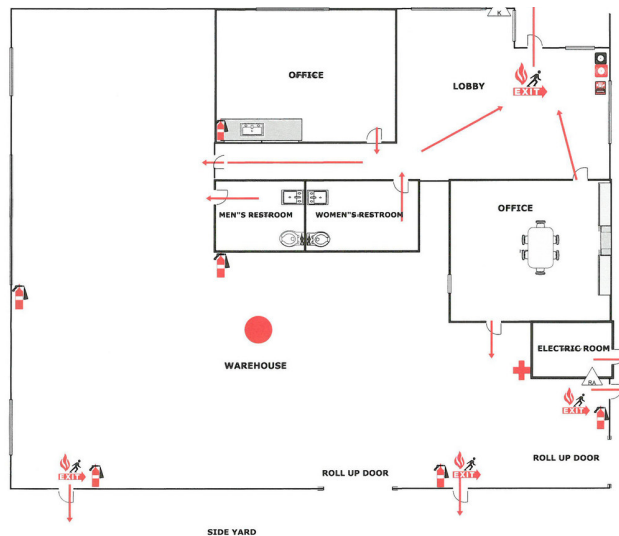
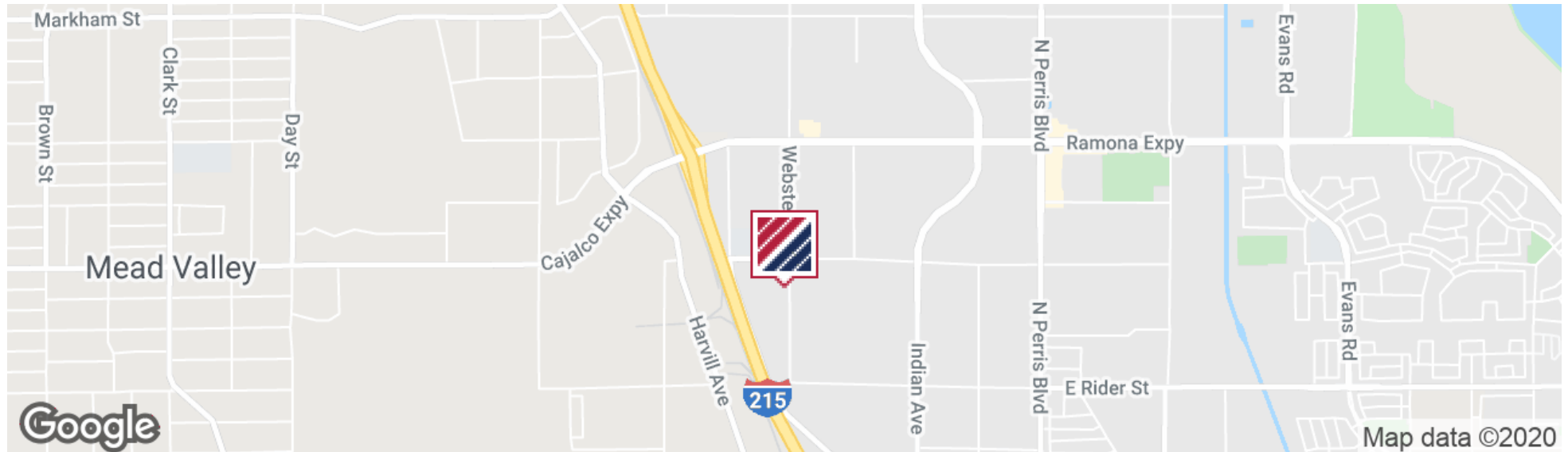
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## PROPERTY HIGHLIGHTS

- Expressway Business Park
- ±743 SF Office Space
- 17' Ceiling Clearance
- Two (2) GL Doors (10'x12')
- 400 Amps Power (verify)
- 2.00/1,000 SF Parking Ratio
- ½ Acre Lot
- Gated Site/Yard
- Full Concrete Lot



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# FOR SALE OR LEASE

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Front of Building



Side of Building Showing Parking



Parking Area



Gated Yard



Ground Level Door



Yard Area



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