

## ±4.54 AC OF INDUSTRIAL LAND

WATER ST. & TOBACCO RD.

**PERRIS, CA 92570** 

FOR MORE INFORMATION. CONTACT:

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#### PROPERTY HIGHLIGHTS



**±4.54 ACRES AVAILABLE** 



**IMMEDIATE 215 FREEWAY ACCESS** 



UNINCORPORATED RIVERSIDE COUNTY

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**PARCEL MAP** 

### **PROPERTY HIGHLIGHTS**



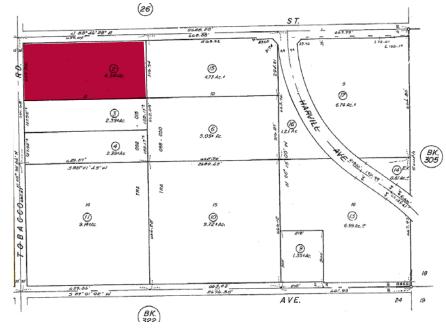
4.54 Acres
Industrial Land



CA-215
Close Proximity



**APN** 317-270-002







## **WATER ST. & TOBACCO RD.**

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**PHOTOS** 

## ±4.54 AC OF INDUSTRIAL LAND











## WATER ST. & TOBACCO RD.

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#### ±4.54 AC OF INDUSTRIAL LAND LOCATION Rancho San Bernardino camonga Forest Falls Colton Redlands Yucaipa Calimesa Jurupa Valley River Cherry Valley Moreno Valley Beaumont Bann arch Air Woodcrest R serve Base El Cerrito 69 MILES LONG BEACH & LA PORTS Nuevo San Jacinto Perris Temescal Valley 5 MILES Hemet Valle Vi Homeland 5 MI. 10 MI. **DEMOGRAPHICS** 3 MI. 2010 Population 107,129 432,697 Menifee 56,968 10 MILES 2023 Population 64,999 120,008 487,338 Trabuco Lake Elsinore Canyon 2028 Population 490,244 Lakeland 65,515 120,623 **Projection** Village Avg Household Income \$71.868 \$80.873 \$93.933 Wildomar Median Household \$74,734 French Valley \$59,947 \$68,867 Sage Income outh Park **Total Specified** \$1.1B \$5.2B \$542.5M 20 MILES Consumer Spending (\$) Valle De Los Caballos San Juan



## **WATER ST. & TOBACCO RD.**

TechStyle OS 🙆

Essendant - Perris

iDC Logistics - Perris CA

Home Depot Perris
 Distribution Center

Amazon Fulfillment Center LGB9

W Rider St

Mr. Window Tint

Harbor Freight Tools 😑

IAA-ACE Perris

Lowe's Distribution Center

Val Verde Regional

Amazon KRB4

**PERRIS, CA 92570** 

LOCATION

May Ranch

## ±4.54 AC OF INDUSTRIAL LAND

PERRIS IS SITUATED IN THE HEART OF SOUTHERN CALIFORNIA, APPROXIMATELY 71 MILES EAST OF LOS ANGELES AND 81 MILES NORTH OF SAN DIEGO.

Perris, California, is home to various businesses and industries, ranging from manufacturing and logistics to retail and healthcare.

## amazon

#### AMAZON:

The e-commerce giant has a significant presence in Perris, with fulfillment centers and distribution facilities employing a large number of people in the area.

## ROSS

#### **ROSS STORES:**

Ross Stores, Inc., a chain of off-price retail stores, operates a distribution center in Perris.



#### **PERRIS VALLEY COMMERCE**

CENTER: This industrial park hosts numerous companies across various sectors, including manufacturing, logistics, and distribution. Some of the companies located in this commerce center include Home Depot, Harbor Freight Tools, and Medline Industries.

#### Walmart :

#### WALMART:

The retail giant Walmart operates a distribution center in Perris, contributing to the local economy and providing employment opportunities.

#### CARDINAL HEALTH:

A global healthcare solutions company, Cardinal Health, has a distribution NIX Waterworks center in Perris, serving the healthcare (US) including with pharmaceutical and medical products.



KAISER

WinCo

#### KAISER PERMANENTE:

Healthcare provider Kaiser Permanente operates medical facilities and offices in Perris, providing healthcare services to the local community.

### SKECHERS:

The footwear company Skechers has a distribution center in Perris, supporting its operations and distribution network.

### WINCO FOODS:

WinCo Foods, a supermarket chain, operates a distribution center in Perris to support its stores in the region.



A MANZA FEED

## **WATER ST. & TOBACCO RD.**

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DRAYAGE MAP Apple Valley Agua Dulce **HESPERIA** \$1,274 PER CTR. SHAFTER Lucerne (247 \$1,535 PER CTR. LANCASTER Johnson BAKERSFIELD Valley lills Phelan \$1.274 PER CTR. **ADELANTO** Mariana Valley \$1.510 PER CTR. \$1,253 PER CTR Ranchos **TEJON** Paradise \$1,457 PER CTR. PALMDALE \$1,223 PER CTR. Springs VICTORVILLE LAS VEGAS Big Pines \$1,378 PER CTR. \$2.545 PER CTR Wrightwood \$2,412 PER CTR. Cedar Springs Hidden Angeles Mt San 🔼 **60 MILES 70 MILES** National Forest an Fernando Baldwin Lake Fawnskin ytle Creek Big Bear Green Big Bear Lake Crestline Arrowh Valley Lake 50 MILES (38) Running Springs Arrowhead **PHOENIX** \$3,180 PER CTR. 40 MILES Pasadena Universal City Glendale Angelus Oaks Azusa San Gorgonio Mountain RANCHO Claremont Alhambra SAN BERNARDINO CUCAMONGA 30 MILES \$1,098 PER CTR. **FONTANA** Beverly Hills \$1,119 PER CTR. El Monte-Wes \$1,145 PER CTR. **DESERT HOT SPRINGS** Los Angeles \$1,406 PER CTR. ONTARIO **CITY OF INDUSTRY** REDLAND \$1,092 PER CTR Santa Monica Cub **VERNON** \$962 PER CTR. \$1,170 PER CTR \$1.198 PER CTR. **\$910 PER CTR YUCAIPA** COMMERCE \$1,180 PER CTR. \$910 PER CTR. COLTON CHINO BANNING Inglewood \$1,170 PER CTR. \$1,092 PER CTR. \$1,307 PER CTR. More MORENO VALLEY SANTA FE SPRINGS 20 MILES \$1,198 PER CTR. Cabazon \$962 PER CTR. \$1,066 PER CTR. State Park **BEAUMONT** COMPTON March \$1,171 PER CTR. Snow Creek **\$858 PER CTR** Reserve Base Fullerton \$1,119 PER CTR. **ELSINORE** 10 MILES **TORRANCE** \$1,170 PER CTR. Anaheim Mt San Jacinto \$806 PER CTR. CARSON (241) RIVERSIDE \$753 PER CTR. Nuev Desert V \$1,170 PER CTR San Jacinto **BUENA PARK** Long Beach **PERRIS \$937 PER CTR** Mount San TE. Terminal Rancho \$1.198PER CTR. Valle Vista Heme Jacinto Palos Verdes State Park Fountain inchester **CATHEDRAL CITY** Menifee IRVINE \$833 PER CTR. Canyon Lake \$988 PER CTR. Trabuco Lake Elsinor Huntington Beach MURRIETA Lakeland Lake Forest \$1,223 PER CTR. Village SOURCE: WCL Consulting 2023 SoCal Container Drayage Rate Survey Report

