±4.48 ACRES INDUSTRIAL LAND FOR SALE

PROPOSED ±103,140 SF INDUSTRIAL BUILDING

Rmona Expy\Brennan Ave, Perris, CA

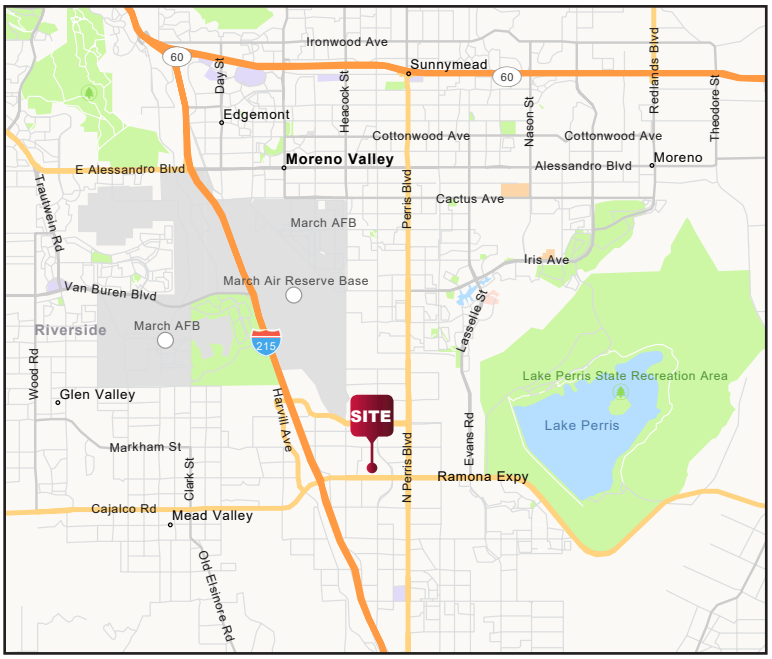
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PROPERTY HIGHLIGHTS

- ±4.48 Acres of Vacant Land
- Proposed ±103,140 SF Industrial Building
- Curb and Gutter with Landscape on Ramona Express Way
- Along the MFAB Flight Path
- Close Proximity to 215/60 Freeways





Big Yard Building Brokers

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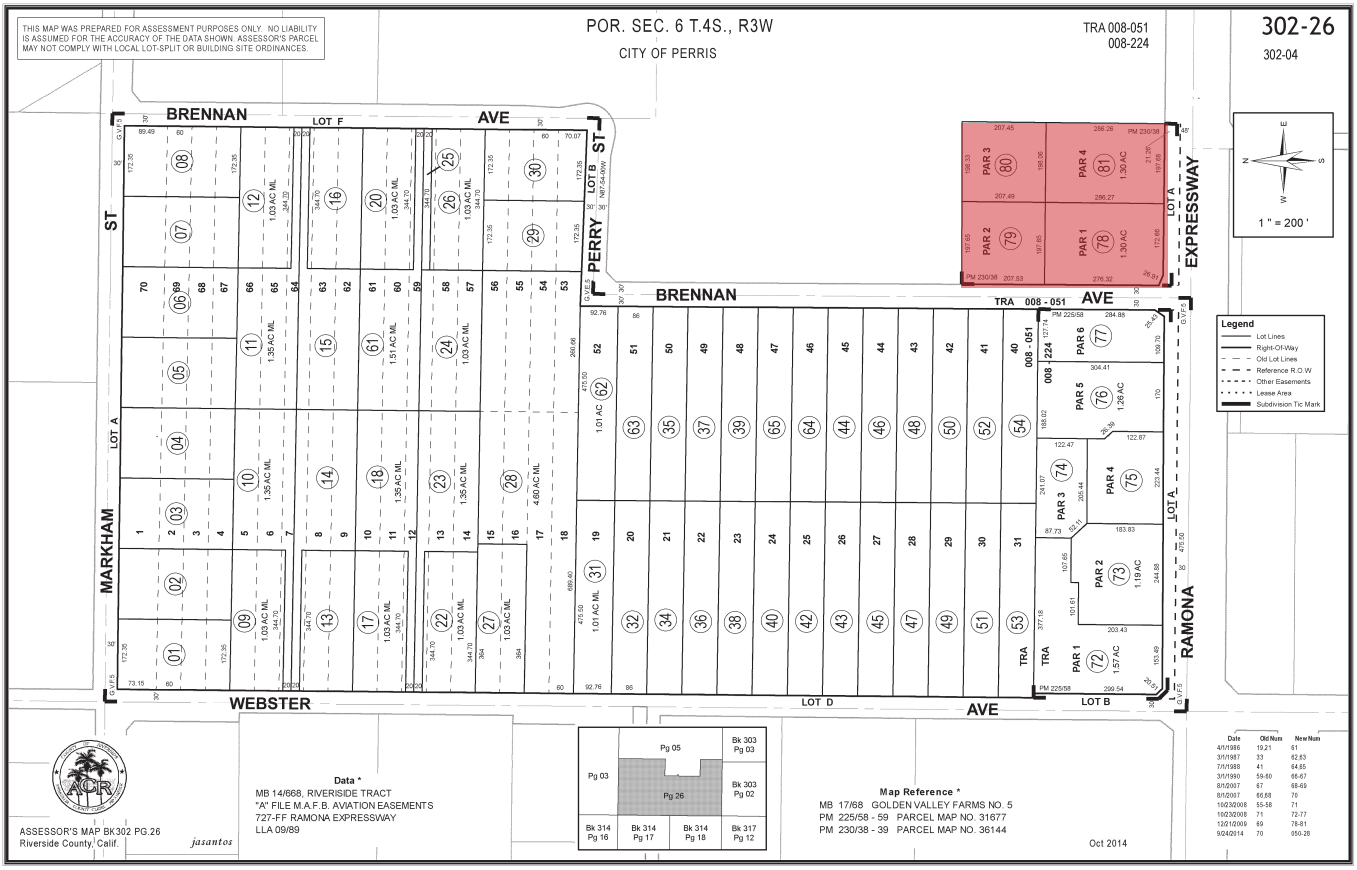
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PARCEL MAP

CLICK HERE
Perris Zoning

CLICK HERE
Perris Site Plan



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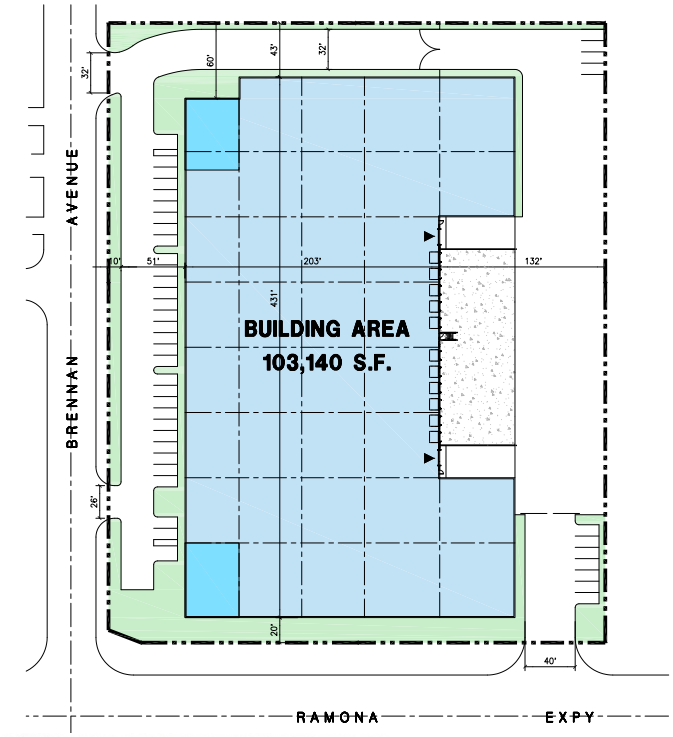
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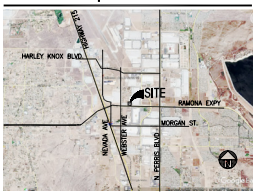
CONCEPTUAL SITE PLAN

CAUTION: IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT



Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

Aerial Map



Legend

- POTENTIAL OFFICE WITH 2ND FLOOR
- WAREHOUSE
- DRIVE THRU DOOR

north

1" = 30'
0 30 60 90

Tabulation

SITE AREA	
in sq. ft.	195,494 s.f.
in acres	4.5 ac
BUILDING AREA	
Office 1st floor	3,000 s.f.
Office 2nd floor	3,000 s.f.
warehouse	97,140 s.f.
TOTAL	103,140 s.f.
COVERAGE	52.8%
Office: if exceed 10% of GFA	n/a
Warehouse:	
1st 20K @ 1/1,000 sf	20 stalls
2nd 20K @ 1/2,000 sf	10 stalls
above 40K @ 1/5,000 sf	13 stalls
TOTAL	43 stalls
AUTO PARKING PROVIDED	
Standard (9'x18')	43 stalls
Zoning Ordinance	
Zoning Designaton - Perris Valley Commercial Center SP (PVCC-SP) - Light Industrial	
MAXIMUM FLOOR AREA RATIO	
F.A.R. - 0.75	
MAXIMUM BUILDING HEIGHT	
Height. - 50'	
SETBACKS	
Ramona Expy. - 20'	
Brennan Ave. - 10'	
Side / Rear - 0'	
LANDSCAPE REQUIRED	
Percentage	12%
LANDSCAPE PROVIDED	
Percentage	12.0%
in s. f.	23,465 s.f.

HPA architecture

18831 Bardeen Ave., - Ste. #100
Irvine, CA 92612
(949) 863-1770
www.hparchs.com

Conceptual Site Plan

NEC Ramona Expy & Brennan Ave

City of Perris, CA

LEE & ASSOCIATES
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September 21, 20201 / Job #21546
Scheme 1

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AERIAL

TRUCK ROUTES



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