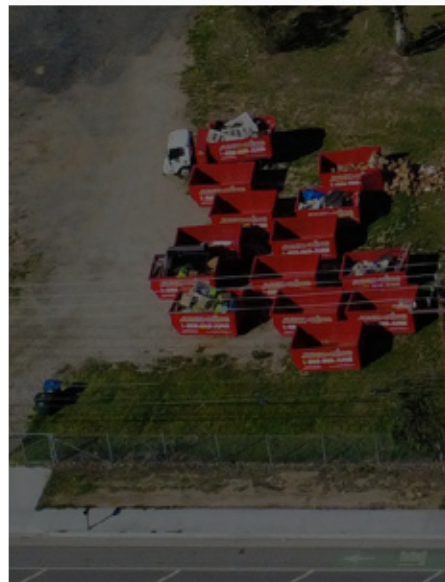




13,100 SF

**FOR LEASE
OR SALE**



2282 GOETZ RD, PERRIS, CA 92570

NEWMARK

2282 Goetz Rd,
Perris, CA 92570



Property Highlights



Ideal for Equipment Sales and Rental, Specifically Catering to Water Trucks and Dump Trucks



3 (Three) Separate Buildings - Two (2) Warehouses and One (1) Office



Fully Fenced and Secured Site



600 Amps Electrical Supply to Each Warehouse Building



Completely Paved (80% Concrete) and Fenced Yard



General Industrial (GI) Zoning, the Heaviest Industrial Zoning in City of Perris

Property Description

GBA: ± 13,100 SF
± 12,000 SF (2 x 6,000 SF)
Office: ± 1,100 SF
Lot Size: ± 77,972 SF
Year Built: Warehouse - 1989
Office - 2014

No. of Buildings: 3 (2 Warehouses and 1 Office)
Building Height: 17 Ft.
Construction: Metal
Parking: 20 Spaces
GL Door: Total 4 (2 per warehouse)
12' x 14'

ACCESSIBILITY MAP

PERRIS - DOWNTOWN
METROLINK STATION

W 4th St.

E 4th St.

Redlands Ave

E Nuevo Rd

San Jacinto Ave

215

SOUTHERN CALIFORNIA
RAILWAY MUSEUM

SOUTH PERRIS
TRAIN STATION

2282 GOETZ RD,
PERRIS CA

2 MILES

Ethanac Rd

74

Ethanac Rd

Case Rd

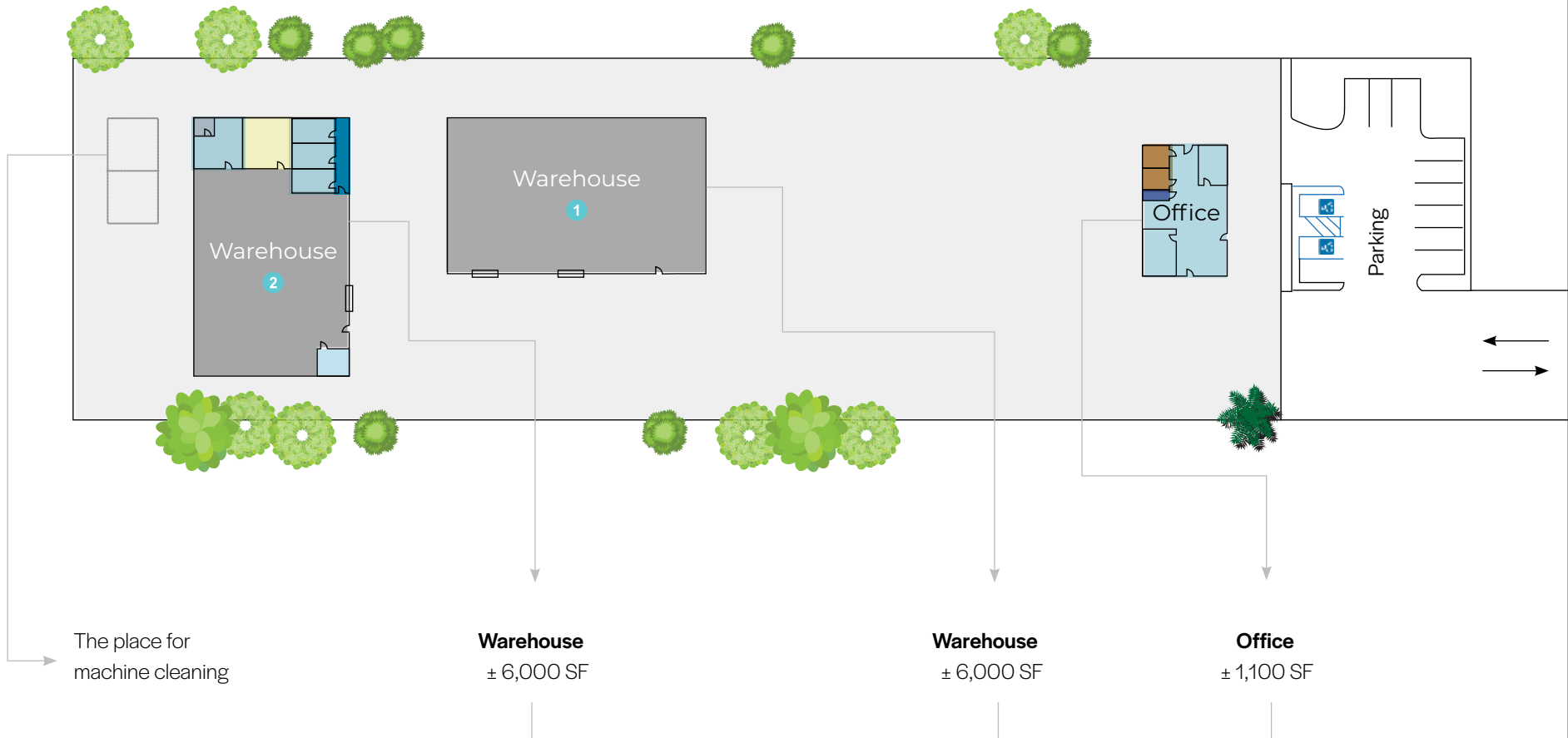
74

Palomar Rd



Site Plan

- Office
- Warehouse
- Restroom
- Cage/Storage
- Server
- Aisle



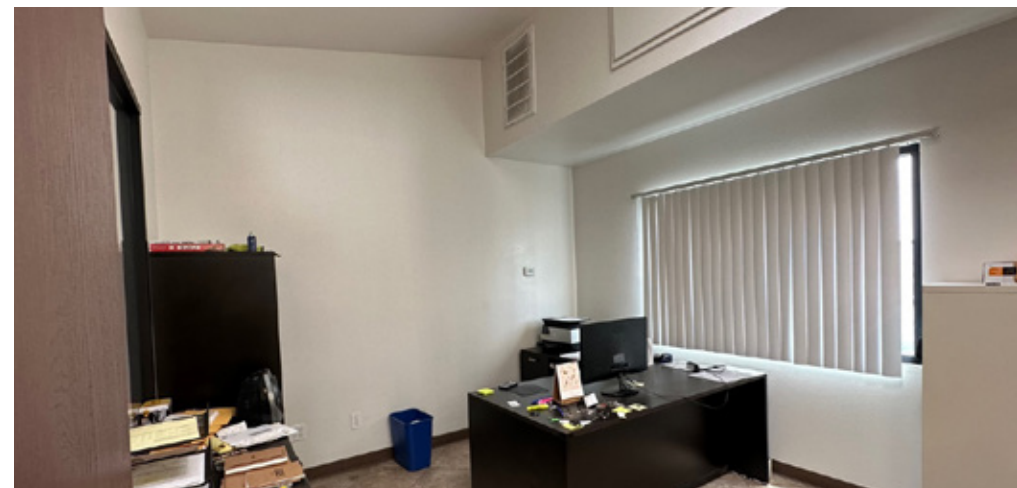
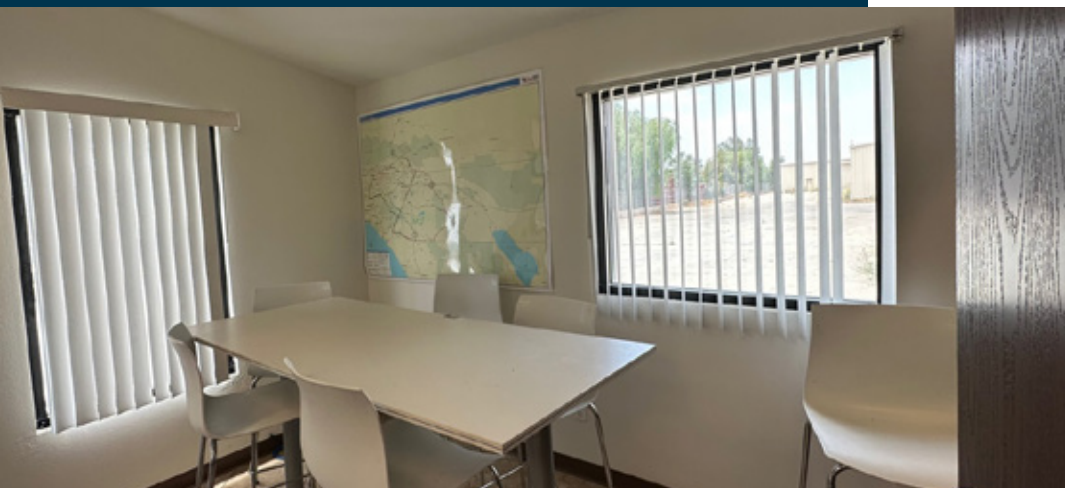
* Actual scale may vary

Total GBA
± 13,100 SF

Lot Size
± 77,972 SF

Goetz Rd

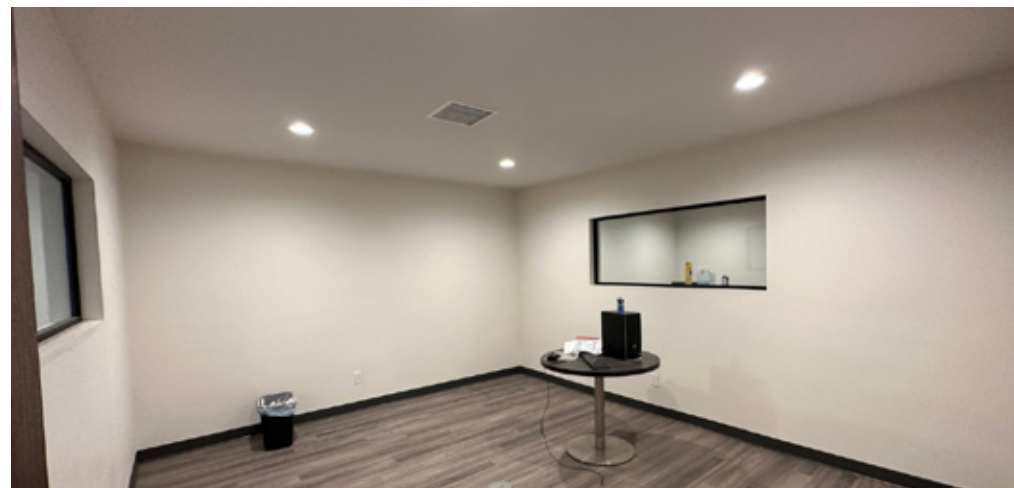
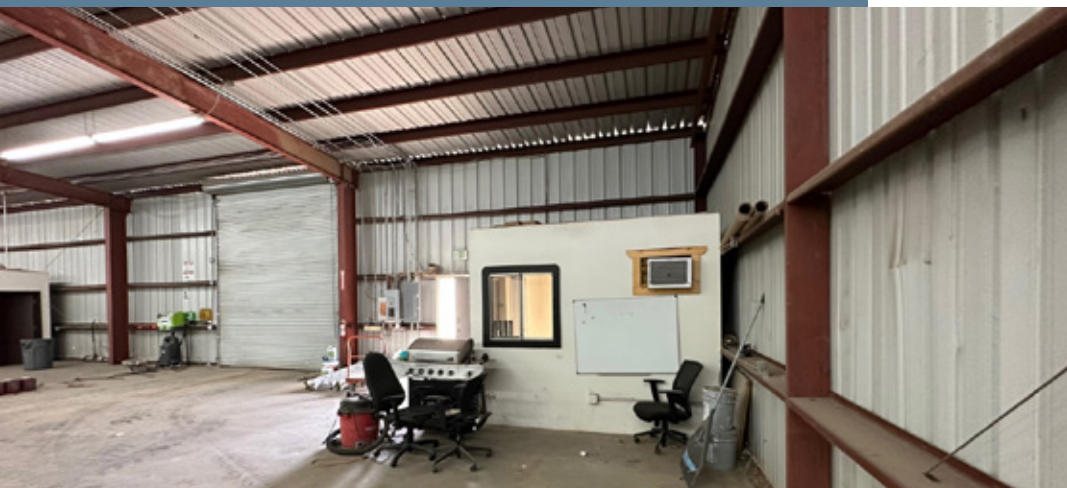
Office Building



Warehouse Building 1



Warehouse Building 2



Yard



Demographics

| Demographics | 2 Mile Radius |
|-----------------------------|---------------|
| 2022 Population | 17,022 |
| 2022 Households | 4,405 |
| 2022 Housing Units | 4,559 |
| Bachelor's Degree or Higher | 8.4% |

| Demographics | 2 Mile Radius |
|--------------------------|---------------|
| 2022 Businesses | 521 |
| 2022 Employees | 4,475 |
| 2022 Median Age | 28.5 |
| 2022 Avg. Household Size | 3.86 |
| Daytime Workers | 5,513 |
| Daytime Residents | 10,153 |



REGIONAL MAP



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The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark Knight Frank (Newmark) that broker shall not look to Newmark for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark's client.