

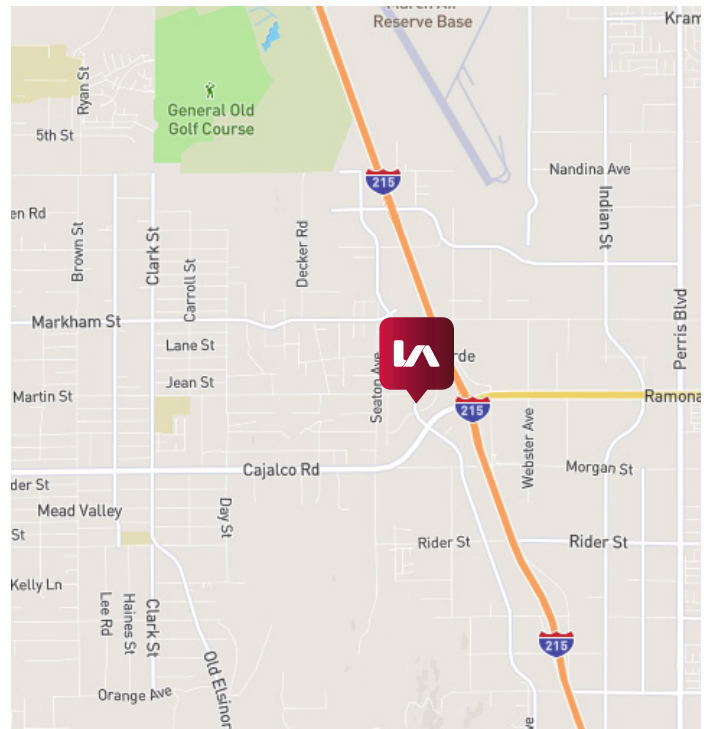
# FOR LEASE FREESTANDING INDUSTRIAL BUILDING

19052 HARVILL AVENUE | PERRIS, CA



## PROPERTY HIGHLIGHTS:

- 19,500 sq. ft. freestanding industrial building on 2 acres
- ±1,900 sq. ft. of office area: Reception, 3 offices, bullpen, 3 restrooms, break room
- .87 acre yard - block wall / wrought iron perimeter
- Drive around truck access (2 gates)
- Six 14' x 16' GL doors
- 20'-24' clear height
- 800 Amps, 277/480V electric
- Fire sprinklers: .20/1500
- Insulated metal roof
- ±1,900 sq. ft. bonus storage mezzanine
- Available ±May 1, 2023



**Charley Black**  
951.445.4507  
cblack@leetemecula.com  
DRE#01000597

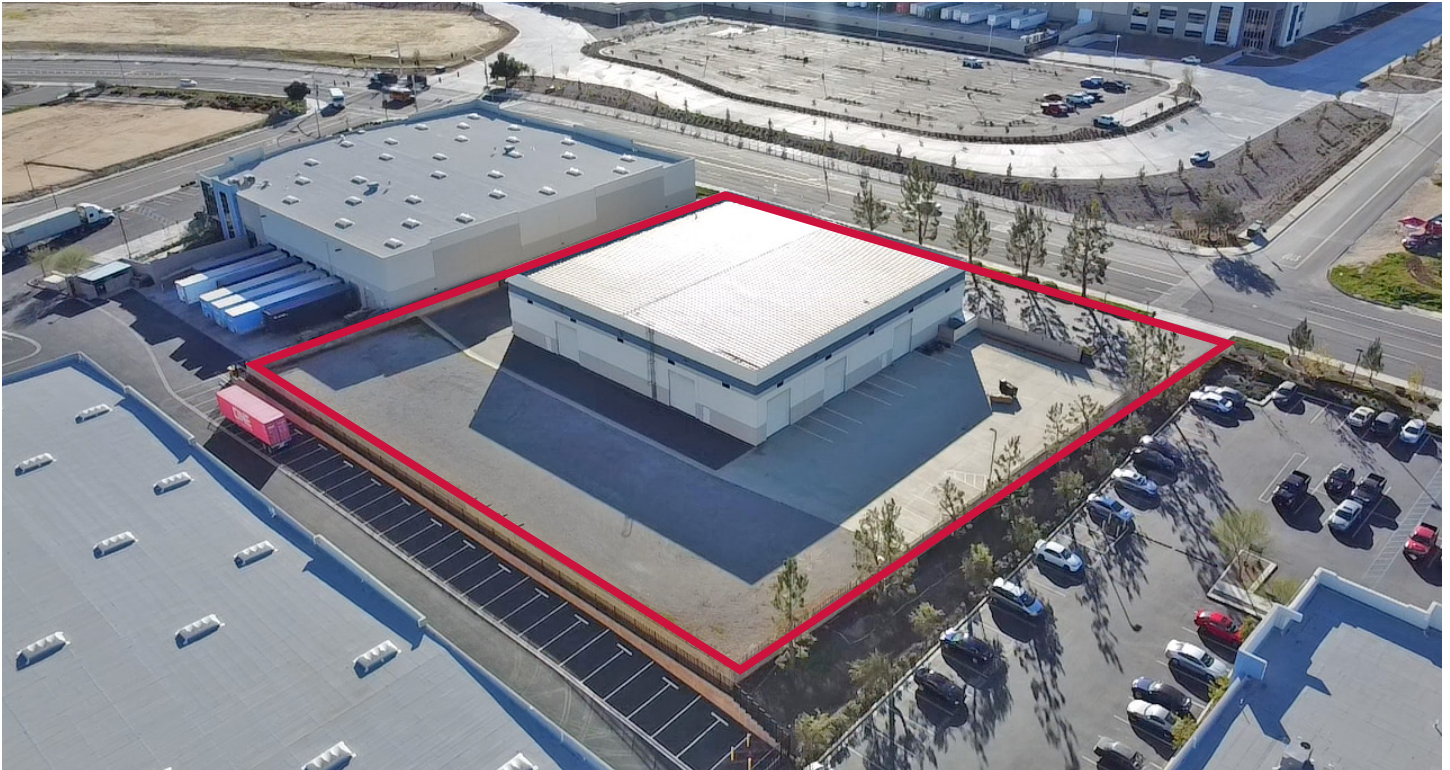
**Sam Robles**  
951.445.4519  
srobles@leetemecula.com  
DRE#01982449

**LEASE RATE:  
\$1.25 PSF  
AIR SINGLE TENANT NET**

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

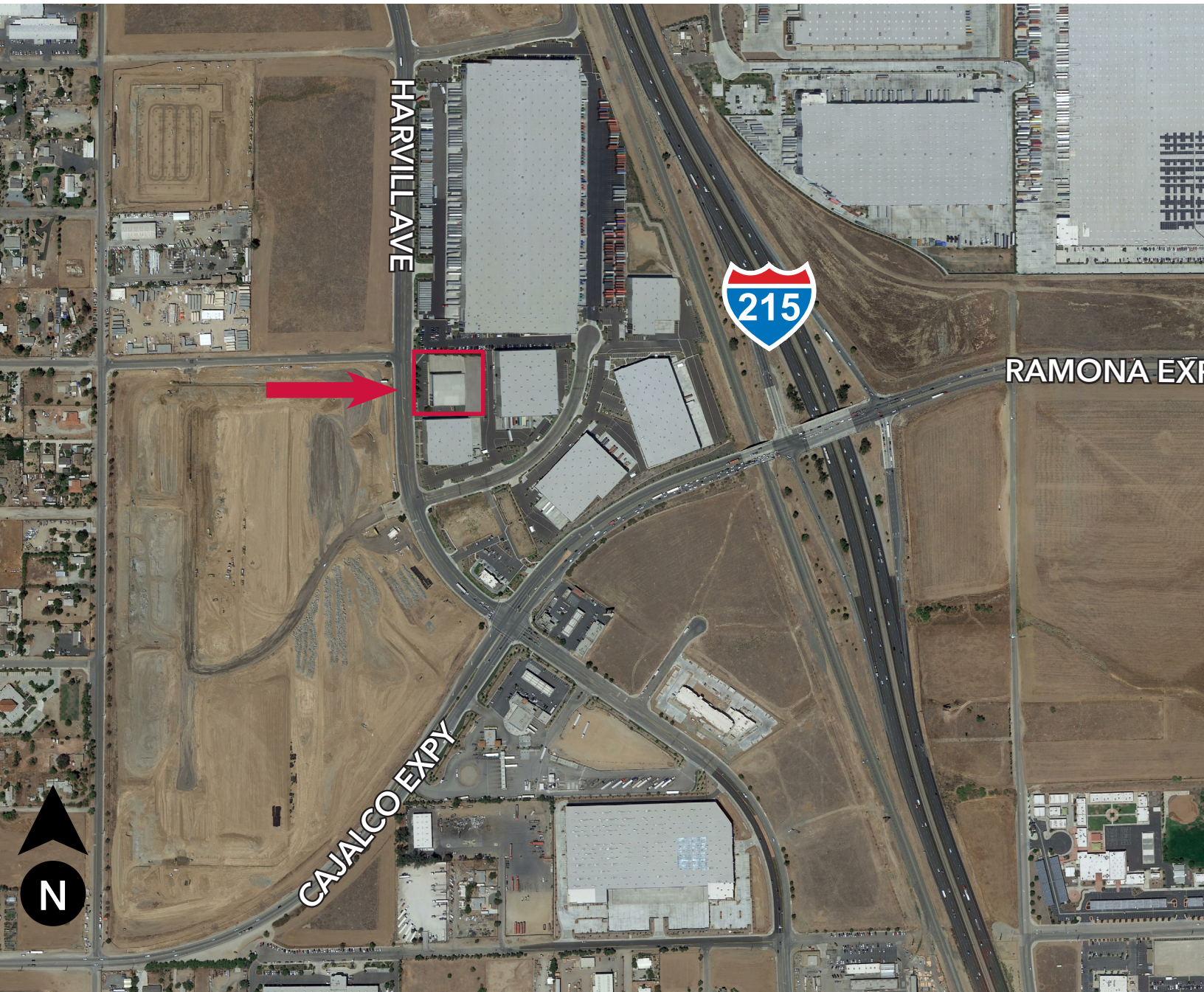
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