

420

HARLEY KNOX BLVD

PERRIS, CA



HAYMAKERS





420
HARLEY KNOX BLVD

OVERVIEW

about

420 Harley Blvd. is a Class A building, currently configured as a two-tenant facility, totaling 90,213 SF and is situated on 4.28 acres, less than two miles from I-215 freeway. Originally built in 2007, the majority of the existing Tenant Improvements were completed in 2021. The Property features 30' clear height, one grade-level door, ESFR sprinklers, concrete tilt-up construction, a rear load configuration, and generous auto and trailer parking. While all uses will be considered, the Property currently offers Distribution & Manufacturing operators a rare opportunity to lease a Plug & Play Class A cannabis facility.

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perris, ca



ADDRESS
420
Harley Knox Blvd
Perris, CA 92571

SIZE
±23,450 SF

RENTAL RATE
Negotiable

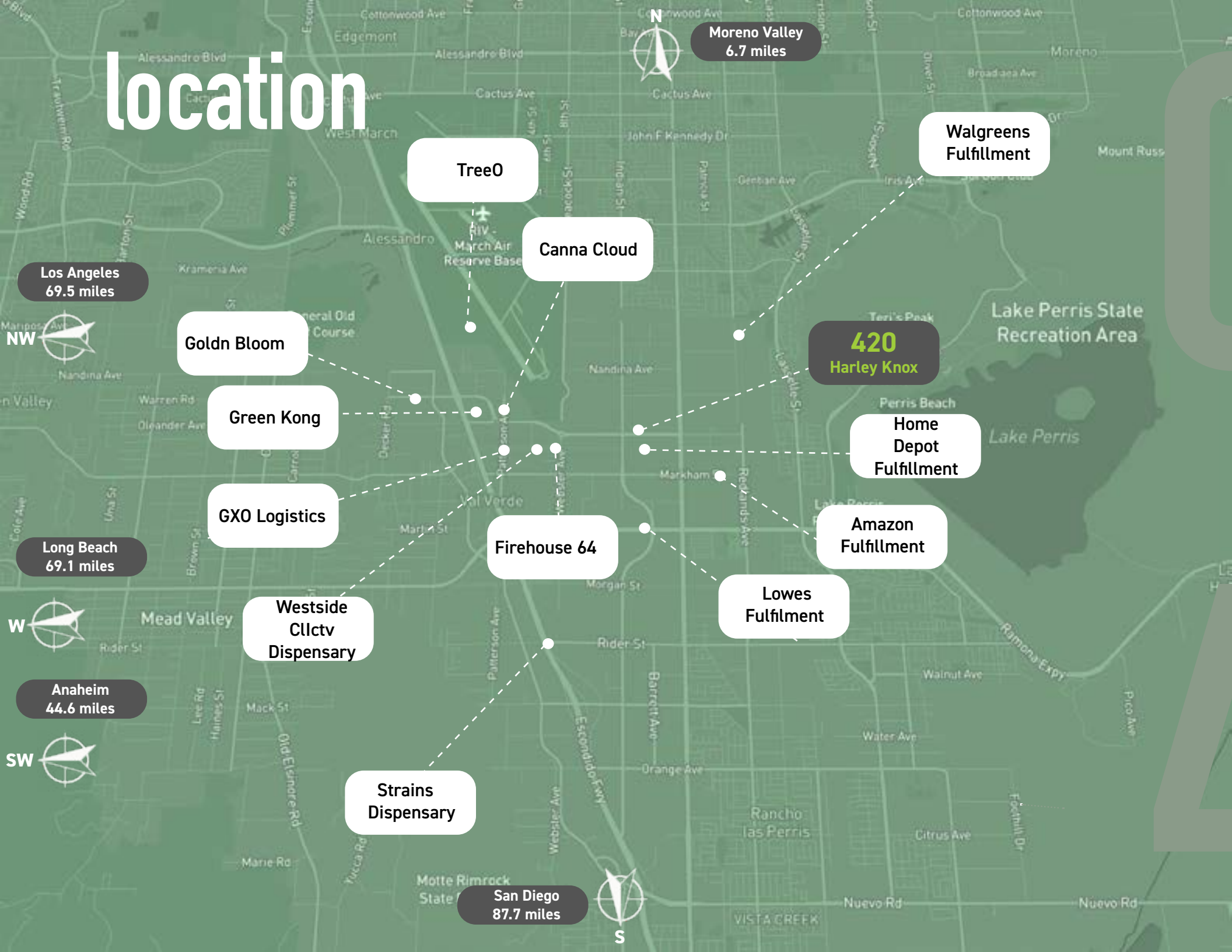
POWER
1600a (to be delivered)
3phase 4wire

CEILING HEIGHT
+/- 30ft

PARKING
+/- 50 Surface
(potential storage if needed)

- ALLOWABLE LICENSURE
- Cultivaion/Nursery
 - Distribution
 - Manufacturing (type 6 & 7)
 - Testing

Location



Strategic Logistics Location in a Core Industrial Market - The Inland Empire & Greater Riverside County

Located just west of Main Street in Perris, CA. The Property offers exceptional local and regional access via immediate connectivity to multiple freeways, with the 215 freeway less than two miles from the Property. The Inland Empire is one of the largest industrial markets in the country, with hundreds of major logistics hubs like Amazon, Fed-Ex, Lowes and Home Depot. This traditional supply chain framework has served very well for cannabis related businesses to follow suit and has allowed for ideal building conversions from traditonal use to cannabis.





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the opportunity

420 Harley Knox is ideally positioned for all types of cannabis tenants. The clean second generation space allows for operators to apply for licensing and be up and running with ease. This facility provides a rare opportunity to lease a truly turn key facility with ample power (for existng use) and improvements, strategically located amongst several robust cannabis markets.

420 Harley Knox Blvd.

SUITE A - 23,450 sf

- Previously designed and operational as a Cannabis Distribution and Manufacturing facility
- Potential to purchase existing Licensure - Distro & Manufacturing
Change of ownership allowable in Perris
- Plug and Play for Distro, Packaging and Pre-rolls
- Ideal space to create Edibles & Topical formulations
- Convienent extra secure drive in ground level door for loading Distribution sprinter vans
- EXCELLENT parking and potential outdoor storage space
- Excellent Office and staff common area exceeding traditional expectations
- Ownership open to Volatile Manufacturing Use



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highlights

Endless possibilities for the right operators.....

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HIGH IMAGE
CLASS A BUILDING



SPEED
TO MARKET



AMPLE
PARKING/STORAGE



VOLATILE
MANUFACTURING



EXCELLENT
CLEAR HEIGHT



DIVERSE
WORKFORCE



REGULATORY
CLIMATE



POTENTIAL
PURCHASE



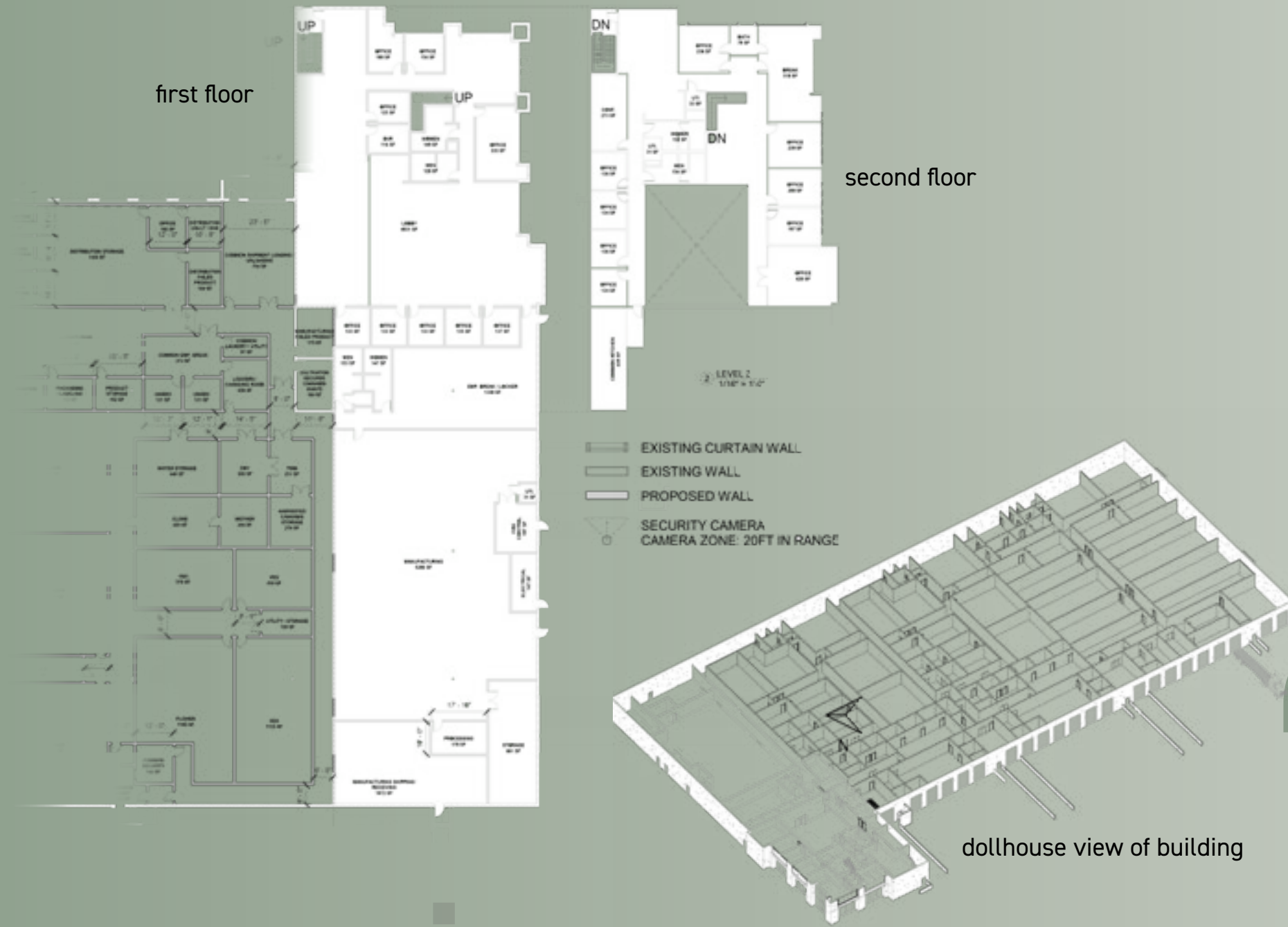


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plans

Endless possibilities for the right operator....



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test fit

cultivation / nursery

CANOPY CULTIVATION CALCULATIONS

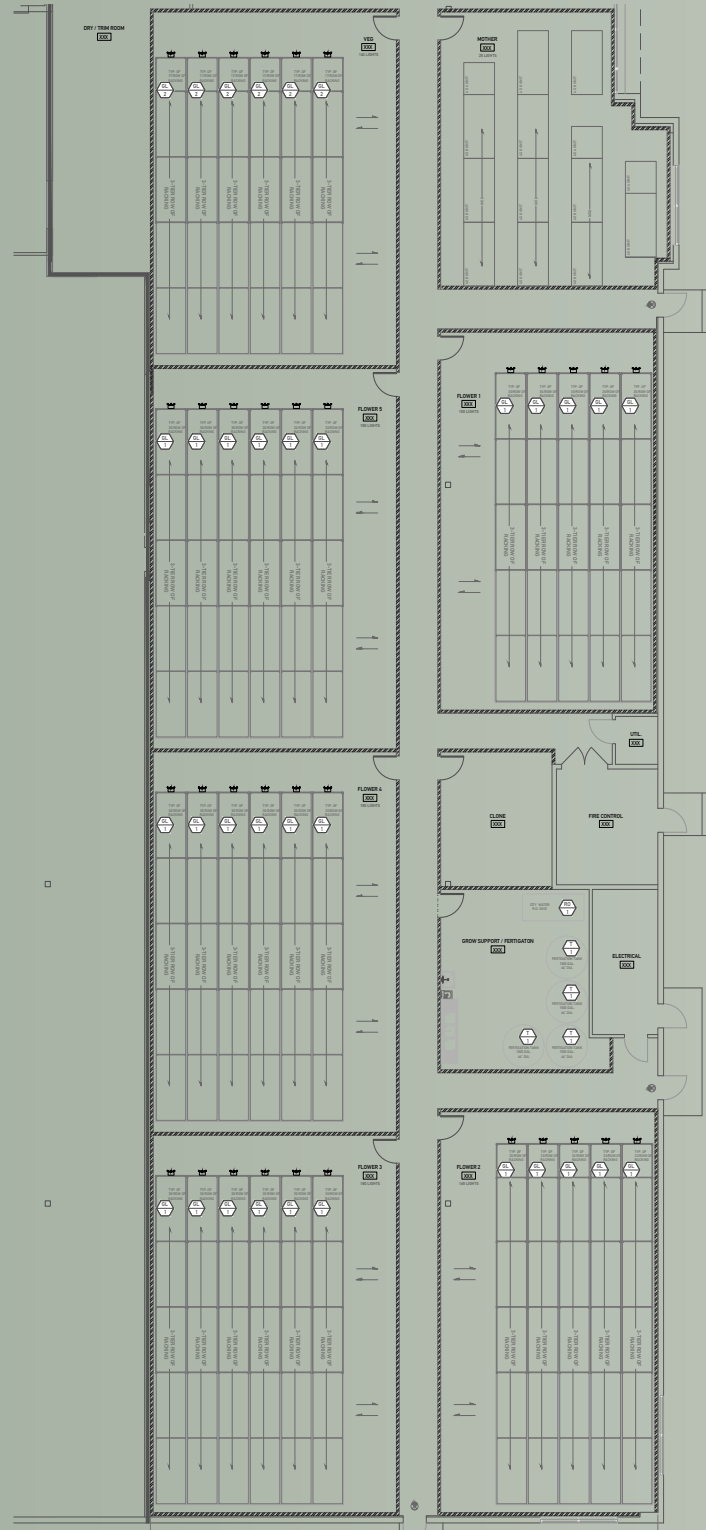
ROOM NAME	UNIT OF CANOPY MEASURE IN SQ. FT. (A)	NUMBER OF ROWS (B)	NUMBER OF TIERS (C)	SQUARE FOOT OF CANOPY (A x B x C)
FLOWER 1	40' x 4' = 160 SF	5	3	2,400
FLOWER 2	44' x 4' = 176 SF	5	3	2,640
FLOWER 3	40' x 4' = 160 SF	6	3	2,880
FLOWER 4	40' x 4' = 160 SF	6	3	2,880
FLOWER 5	40' x 4' = 160 SF	6	3	2,880
TOTALS:				6,080 SF (CANOPY)

CANOPY LIGHTING CALCULATIONS

ROOM NAME	LIGHTS PER UNIT OF CANOPY MEASURE (A)	NUMBER OF ROWS (B)	NUMBER OF TIERS (C)	TOTAL NUMBER OF LIGHTS (A x B x C)	AGGREGATE WATTAGE (645 WATTS EACH)	WATTS / SF CANOPY
FLOWER 1	10	5	3	150	96,750	40.31
FLOWER 2	11	5	3	165	106,425	40.31
FLOWER 3	10	6	3	180	116,100	40.31
FLOWER 4	10	6	3	180	116,100	40.31
FLOWER 5	10	6	3	180	116,100	40.31
TOTALS:				855	551,475	

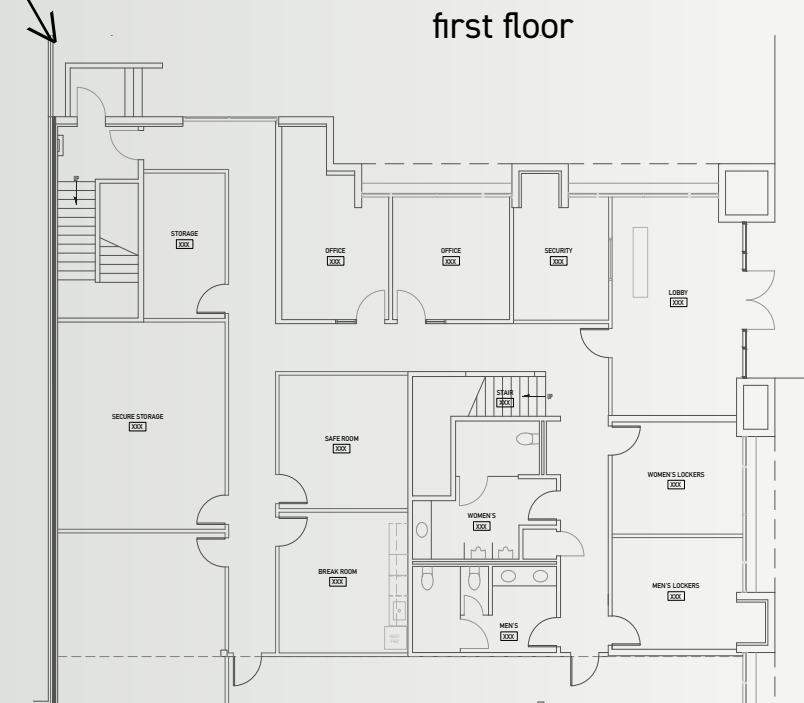
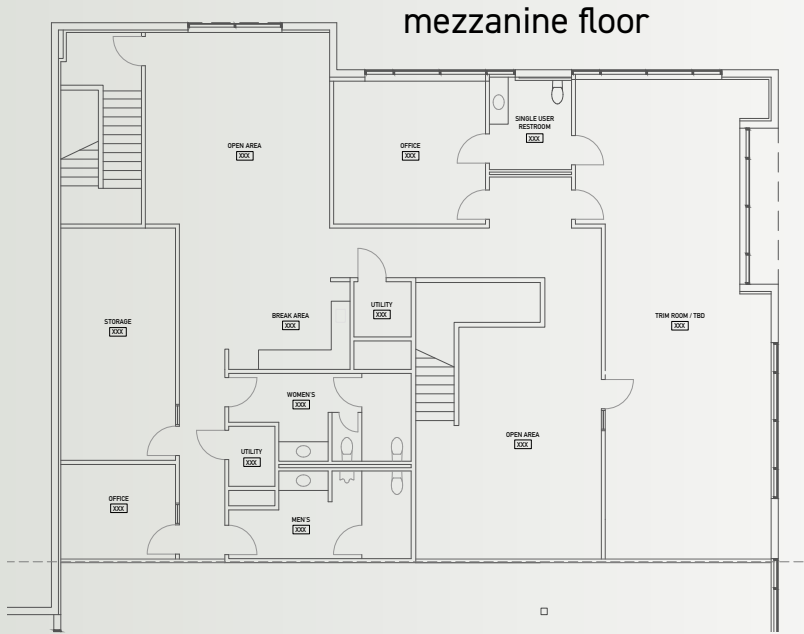
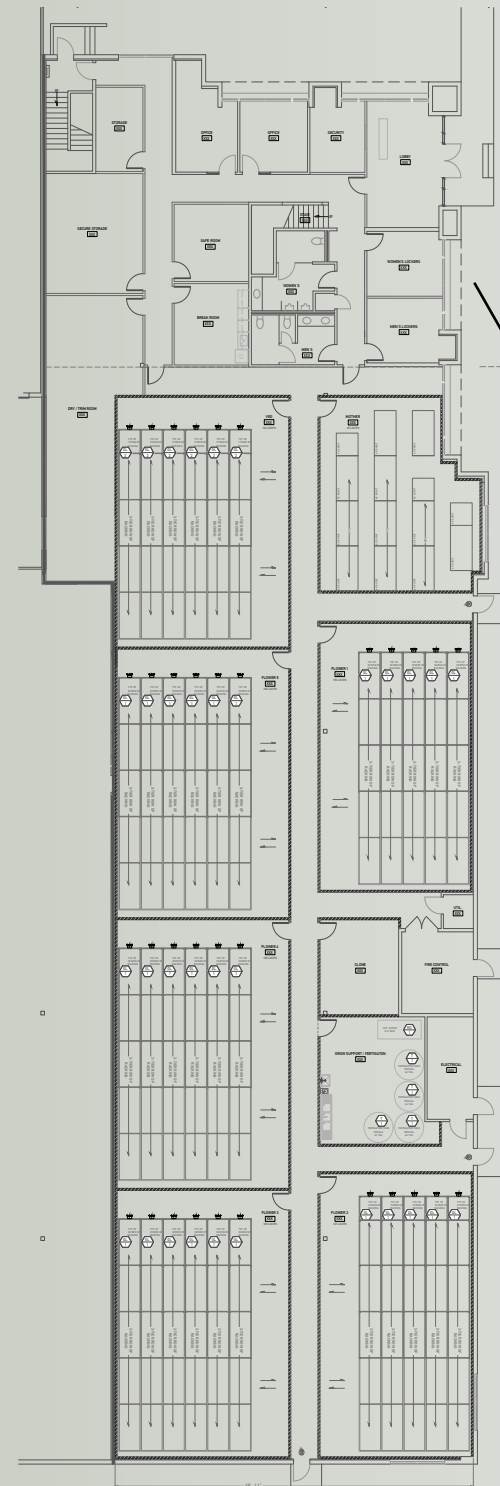
VEG LIGHTING CALCULATIONS

ROOM NAME	LIGHTS PER ROW	NUMBER OF ROWS (B)	NUMBER OF TIERS (C)	TOTAL NUMBER OF LIGHTS (A x B x C)	AGGREGATE WATTAGE (345 WATTS EACH)	-
VEG	9	6	3	162	55,890	-
TOTALS:				162	55,890	



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perris city licensing

- On November 8, 2016, Perris voters passed a marijuana tax measure to establish the tax structure for the sale, distribution, cultivation and manufacturing of cannabis. Though Riverside county struggled to settle on a path, Perris was one of the first cities to establish regulation.
 - » \$13.50 per sq ft of canopy area assessed annually.
 - » 2% of proceeds for standard distribution operators (1% of proceeds if operator is also cultivating within the City with a valid City license)
 - » 0.5% of proceeds derived from goods to other cannabis operations within the City while the operator has a valid distribution and cultivation license within the City
 - » 0% of proceeds if operator also has a valid cultivation, distribution, and dispensary license within the City where the goods are processed from “seed to sale”
 - » 10% of gross receipts (after deductions for state excise tax)
- Defined Allowable Locations for Cannabis Operations: Links here [“North Map”](#) and [“South Map”](#)
- Licensing “Runs with the Land”
- Current Open Licensing:



Manufacturing
(Type 6 & 7)



Lab
(Testing)



Distribution
& Transport



Cultivation
& Nursery

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Cultural Impact

Riverside County is home to 2.5 Million residents and Perris just under 1 million with steady growth of approx. 1%

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Regulatory Environment

Long History of procannabis legislation
25 year legacy as a medical market;
California was the first state to legalize medical marijuana in 1996.

US's Largest Market

Why California? Tourism, Culture,
Population & GDP - \$2.9T

Legal Cannabis Sales
\$4.4B in 2020
(up approx. 57% from 2019)

Growth Forecast

Sales estimated to grow to
\$8.1B by 2024.

The U.S. cannabis industry as a whole could reach \$100B by 2030 up from an estimated \$60B in 2020



**LEE &
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