

# BUILDING 1 | FOR LEASE | ±43,648 SF

## MS PERRIS BUSINESS PARK

DEVELOPED BY: SILAGI DEVELOPMENT  
& MANAGEMENT, INC. // 1.805.402.4515



AVAILABLE SUMMER 2023



### PROPERTY FEATURES

BUILDING# 1	
ADDRESS:	86 E. Rider Street
AVAILABILITY TYPE:	For Lease
BUILDING SF:	±43,648
ACRES:	2.46
OFFICE SF:	±1,552 SF
CLEAR HEIGHT:	28'
ESFR SPRINKLERS:	K-25/20 PSI
POWER:	800 Amps, 3 Phase
PARKING:	47
GL DOOR:	1 (12'x14')
DH DOOR:	5 (9'x10')
TRUCK-COURT:	139' All Concrete
YARD:	Fenced & Secured
ZONING:	PVCC - SPECIFIC PLAN (TENANT TO VERIFY)







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### MASTER SITE PLAN



NORTH

