Background

General Location:	Perris, CA
Category:	Wholesale/Distribution Storage & Warehousing
Years in Business:	TBD
Under Present Owner:	TBD
Hours of Operation:	TBD
Owner Hours:	TBD
Training:	None
Organization Type:	LLC
Lease Expiration:	
Lease Options:	
Building Size:	
Employees:	0
Reason for Sale:	The company is looking for a strategic partner who can bring both capital and industry insight to support the successful execution of the project.

Financials

Asking Price:	$28,000,000
Down Payment:	Negotiable
Gross Sales:	Call
Discretionary Cash Flow:	$51,500,000
FF&E:	
Inventory Included?	
Inventory:	
Min. Operating Capital:	
Real Estate Available?	Yes
Rent:	

Broker Info

Betty Jong
Business Broker / M&A Advisor
(310) 882-2200 x 161
LIC# 01916702

Summary

Strategic Investment Opportunity: 107 Acres of Unimproved Land for

Future Sustainable Energy & Logistics Hub

A prime **107-acre raw land** site in Perris, California is being positioned for transformation into a **Sustainable Energy Center**, with planned uses including:

- **Solar farm and battery storage**
- **EV truck charging and parking**
- **Data center infrastructure**
- **Warehouse and logistics facilities**

The property is strategically located in a thriving industrial corridor, home to major corporate distribution centers.

The Company currently seeking a **strategic partner** to acquire a **23% equity stake** for **$28 million**. Funds will be used to **pay off an existing loan** and support entitlement efforts.

- **Valuation**: A major buyer has submitted an offer of **$319 million**, contingent upon entitlement approval within 24 months
- **Implied Value**: The 23% stake is currently worth approximately **$80 million**, offering a compelling investment opportunity

Join us in developing a next-generation energy and logistics hub that aligns with global sustainability goals and rising demand for clean infrastructure.

To proceed, please provide a Letter of Intent (LOI) and Proof of Funds (POF).