

FOR SALE

SINGLE TENANT INDUSTRIAL BUILDING

445 E. MENLO AVENUE, HEMET, CA 92543



WESTMAR
COMMERCIAL REAL ESTATE



Features:

- Completed renovations include new siding, security gate, carpet, paint, restroom, and parking lot
- 12,000± SF plus approved mezzanine with forklift access
- Two 12' x 14' ground level doors
- 18' - 20' clear height
- 400 amp, 3 phase power
- **\$1,320,000.00 (<\$110 PSF)**

This offering is a recently renovated single story industrial warehouse building situated on an approximate one-half acre parcel conveniently located just off State Street and highly visible along the frontage.

The County acquired several acres in close proximity (State & Menlo) for the construction of a new administrative center. This new complex will continue to drive up land and property values in the area.

This newly renovated property benefits from being in the highly flexible M-I (Limited Manufacturing) zone. There are an adequate number of offices in the front of the building, representing about 10% of the overall buildout.

445 E. Menlo is a well located, easy to maintain property with solid, successful local neighbors. Offered at a market low of \$110 PSF, this property represents a great investment for most industrial users.



EXCLUSIVELY LISTED BY:

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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.

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PROPERTY PHOTOS



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LOCAL AERIAL



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