

E. MENLO AVE.

±2.35 ACRES OF COMMERCIAL LAND FOR SUBLEASE

170 E. OAKLAND AVENUE
HEMET, CA

ARCO

N. STATE ST.

E. OAKLAND AVE.

PROPERTY HIGHLIGHTS:

- ±2.35 Acres
- Total SF: ±102,344 SF
- Site may be divisible, contact broker for details
- [Zoning: M-2 Hemet Allowable Uses](#) (Tenant to Verify)
- Ideal for Contractor yard, equipment storage, fleet parking, or similar industrial outdoor storage (IOS) uses.
- Secure Gated Access from E Oakland Ave
- Availability: Immediate

- Master Lease Expires: 10/31/2028
- **HIGHLIGHTS:**
 - Concrete paved
 - Fenced
 - Secure Access
 - Level lot
 - Water Available

ASKING RATE:
\$0.15 PSF/MONTH GRS

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