## **FOR LEASE**

1301 & 1331 S. Santa Fe Avenue San Jacinto, California 92583



#### 2 Industrial Buildings - Lease One or Both Buildings

#### 1301

- ± 5,850 square feet
- Electrical Supply 600 AMP 3-Phase 120/240 Volt

#### 1331

- ± 4,000 square feet
- Electrical Supply 400 AMP 3-Phase 120/208 Volt

### Each building has the following:

- Outdoor storage
- Business office with heating, ventilation, & air-conditioning
- Two (2) large roll-up doors facing parking areas (± 11' high)
- Two (2) restrooms in each building
- Swamp cooler & heater in warehouse area at both buildings
- Concrete parking/driveways around building
- Excellent access for trucks & deliveries
- Property is fenced
- Ceiling heights: ±12'
- Zoning: IL-Light Industrial (City of San Jacinto Tenant to verify)
- APN 437-180-013 & 014
- Lot Sizes: ±30,000 SF each; Total square feet ±60,000

Lease Rate: \$1.25 per square foot

FOR ADDITIONAL INFORMATION CONTACT

Guy W. Excell or Howard B. Rosenthal

(951) 658-2559

DRE License No. 01138381



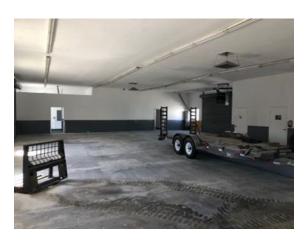
1600 East Florida Avenue, Suite 110 Hemet, California 92544 (951) 658-2559 • Fax: (951) 658-7690 email: hrge@rosenthalexcell.com

# 1331 S. Santa Fe Avenue, San Jacinto, CA - Warehouse Interior













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