

66 Acres of Industrial Opportunity

- Type: Medium Industrial Zoned Land
- Size: 66.06 Acres
- Location: California Desert Industrial Corridor (near major logistics routes and trucking arteries)
- Zoning: Medium Industrial (M-Z)
- Price: \$4,900,000
- Concrete and asphalt recycling/crushing operations are permitted and currently in place.
- Site is 3 miles off Interstate 10
- Positioning: Income-producing land with full industrial infrastructure and expansion potential.



Key Highlights for Buyers

- Infrastructure in Place:
 - 2,000 AMP power plant
 - 3-phase 480V generator with water well
 - 10,000-gallon gravity-fed water system
 - Onsite truck scales (may require recalibration)
 - Commercial gas service
- Buildings: 4 onsite structures with offices and bathrooms.
- Access: Southern ingress and western frontage egress for large trucking operations.
- Environmental Reports: Phase 1 ESA and GeoCheck reports available.

Permitted Uses: (not an exhaustive list)

- Manufacture of concrete, gypsum, plaster, mineral products
- Building material sales yard
- Recycling collection (wood, metal, construction waste)

Conditional Uses: (not an exhaustive list)

- Auto wrecking and salvage yards
- Concrete & asphalt batch plants
- Dump sites & recycling processing

Why This Property?

Discover a rare industrial opportunity: 66.06 acres zoned for medium industrial use with income in place. The property currently generates income through corporate leases and concrete/asphalt crushing operations. Infrastructure includes a 3-phase 480V generator, 10,000-gallon water system, 2,000 AMP power plant, and gas service, ensuring readiness for heavy operations.

Trucking companies will appreciate the dedicated southern ingress and western frontage road egress. Four onsite buildings with offices and restrooms add operational convenience. Permitted uses include manufacturing, building material yards, and recycling collection; conditional uses allow batch plants, auto wrecking, and more. Environmental reports (Phase 1 ESA and GeoCheck) available. Offered at \$4.9M, this parcel delivers both immediate returns and long-term expansion of an existing use-approved operation.

Offered at \$4,900,000



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