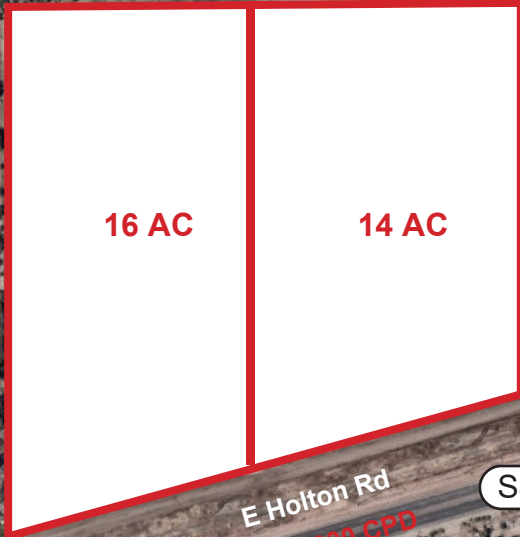


10 INDUSTRIAL STRUCTURES
approx 145,000 sq ft
on Evan Hewes Highway (S80),
El Centro CA



FOR
SALE

Approx 30 Acres
Gross

Zoned M-2: Medium Industrial
30 Acres+ Overhangs
El Centro, CA



Investment Sale of Industrial Land in Opportunity Zone

OPPORTUNITY ZONE

OPPORTUNITY ZONE INCENTIVES - REAL ESTATE
INVESTMENT & DEVELOPMENT OPPORTUNITY

The amended the **Investment in Opportunity Act in 2017**
Internal Revenue Service code to authorize the designation of
opportunity zones in qualified communities and to provide tax
incentives for investments in the zones, including deferring
the recognition of capital gains that are reinvested in the
zones. are designed to spur economic growth.

Call for sale and ground
lease opportunities..

Linda L. Barrientos
(760) 562-8000
Linda@LindaRE.com
BRE #01092902



PROPERTY CENTRALLY LOCATED TO
FOLLOWING BUSINESS DESTINATIONS

- YUMA, ARIZONA
- MEXICALI, MEXICO
- SAN DIEGO, CALIFORNIA
- LOS ANGELES, CALIFORNIA
- LITHIUM VALLEY

*High-traffic location on Holton Rd ~15,800 vehicles passing daily
prime visibility for maximum exposure*



**CHECK OUT
PICTURES
HERE, SCAN
FOR ACCESS**

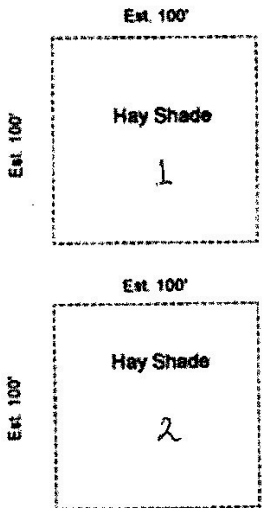


Call for sale and ground
lease opportunities.

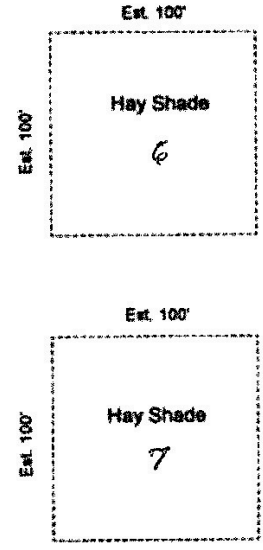
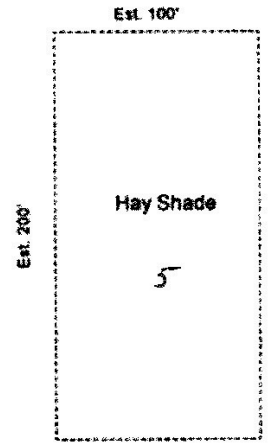
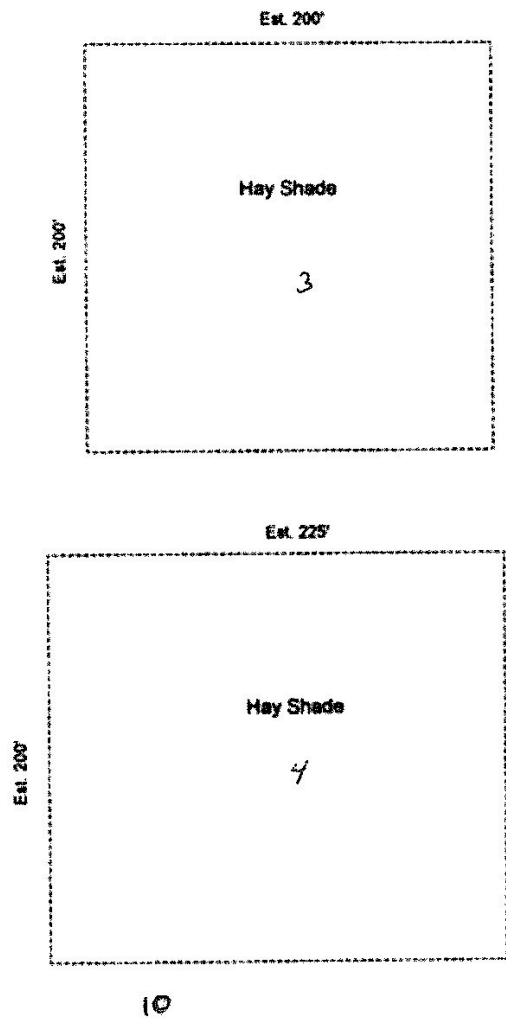
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APN 044-460-043-000



APN 044-460-036-000



10

9
Water
Tower



to scale.