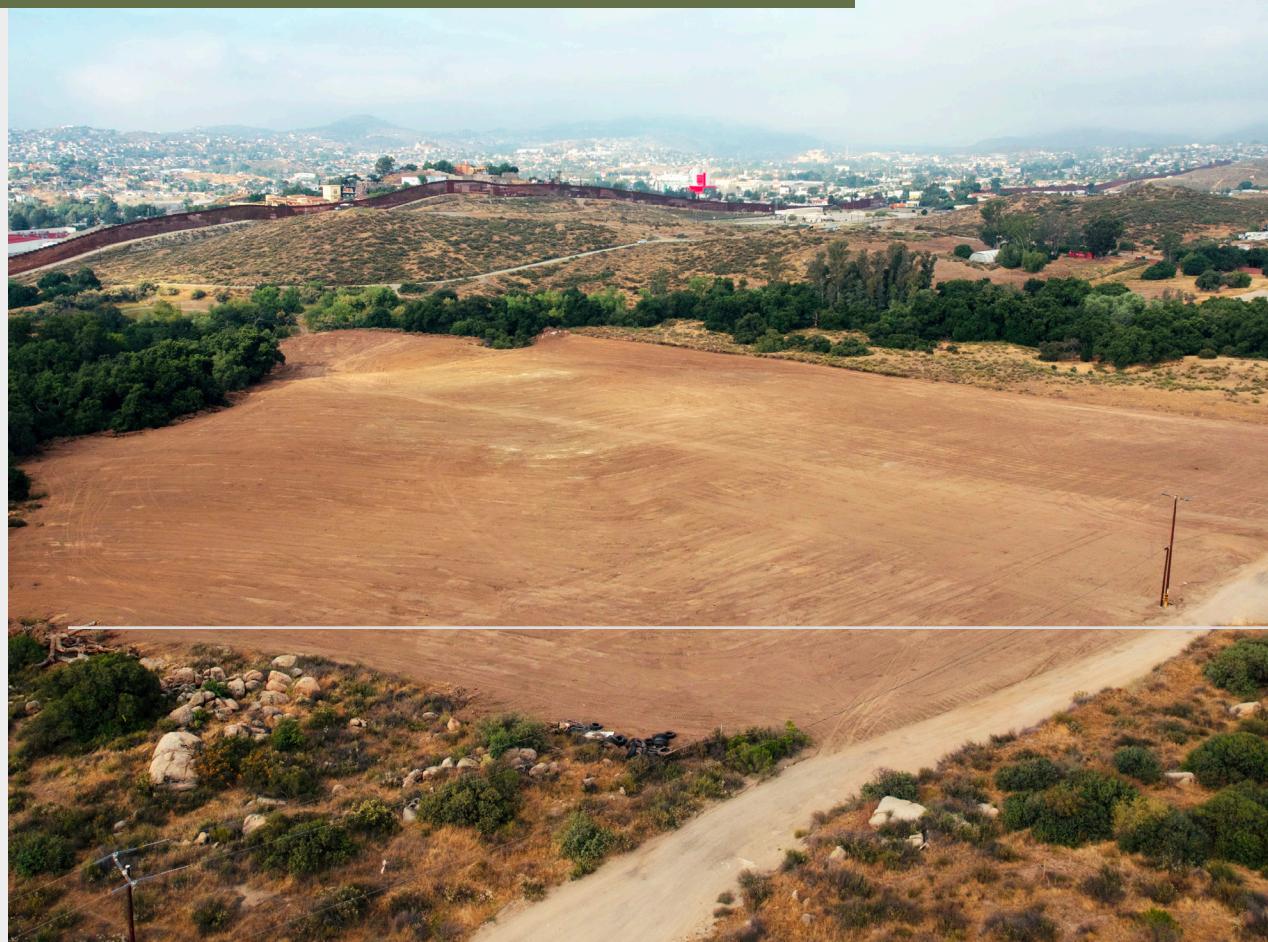


Available Now!
Best Yard Deal in the County!
\$2,500/AC/Month



24699 HUMPHRIES ROAD
TECATE / CA



24699

Humphries Road

Industrial Yard for Lease

RAMIN SALEHI
Vice President
+1858 430 7858
ramin.salehi@cbre.com
Lic. 02021277

JAMES HIXSON
Senior Associate
+1619 696 8340
james.hixson@cbre.com
Lic. 02146682

ROB HIXSON, SIOR
Senior Vice President
+1619 696 8350
rob.hixson@cbre.com
Lic. 00944946

CBRE, Inc.
4301 La Jolla Village Drive
Suite 3000
San Diego, CA 92122

CBRE

Property Overview

24699 Humphries Rd.

An industrial yard/land site zoned for industrial and heavy industrial use, with the county designation commonly aligned with M50 industrial yard zoning, allowing a wide range of outdoor storage and industrial operations. The site offers up to 10 acres of total available land, with the flexibility to divide the yard into parcels as small as approximately 1 acre, making it suitable for users of varying sizes.

The lot is fully graded and fenced and configured as an open industrial yard, providing immediate functionality for truck parking, equipment storage, logistics staging, and related industrial uses.

Rare Tecate Industrial Yard Opportunity - Graded & Fenced Land Within $\frac{1}{2}$ Mile of U.S.-Mexico Border Crossing.



Yard Specifications

24699 Humphries Rd.

Type	Details
Location	24699 HUMPHRIES RD., TECATE, CA
Size	10 AC
Price	\$2,500/ACRE
Security	FENCED
Divisibility	1-10 AC
Access	1 MIN. FROM THE TECATE PORT OF ENTRY
Topography	GRADED
Bird's Eyeview	VIDEO
Zoning	M50 INDUSTRIAL YARD
Utilities	WATER AND ELECTRICITY
Uses	TRUCK/AUTO PARKING, OUTDOOR STORAGE, & MORE



Aerial

24699 Humphries Rd.



Tecate
Port of Entry

SIZE
10 ACRES

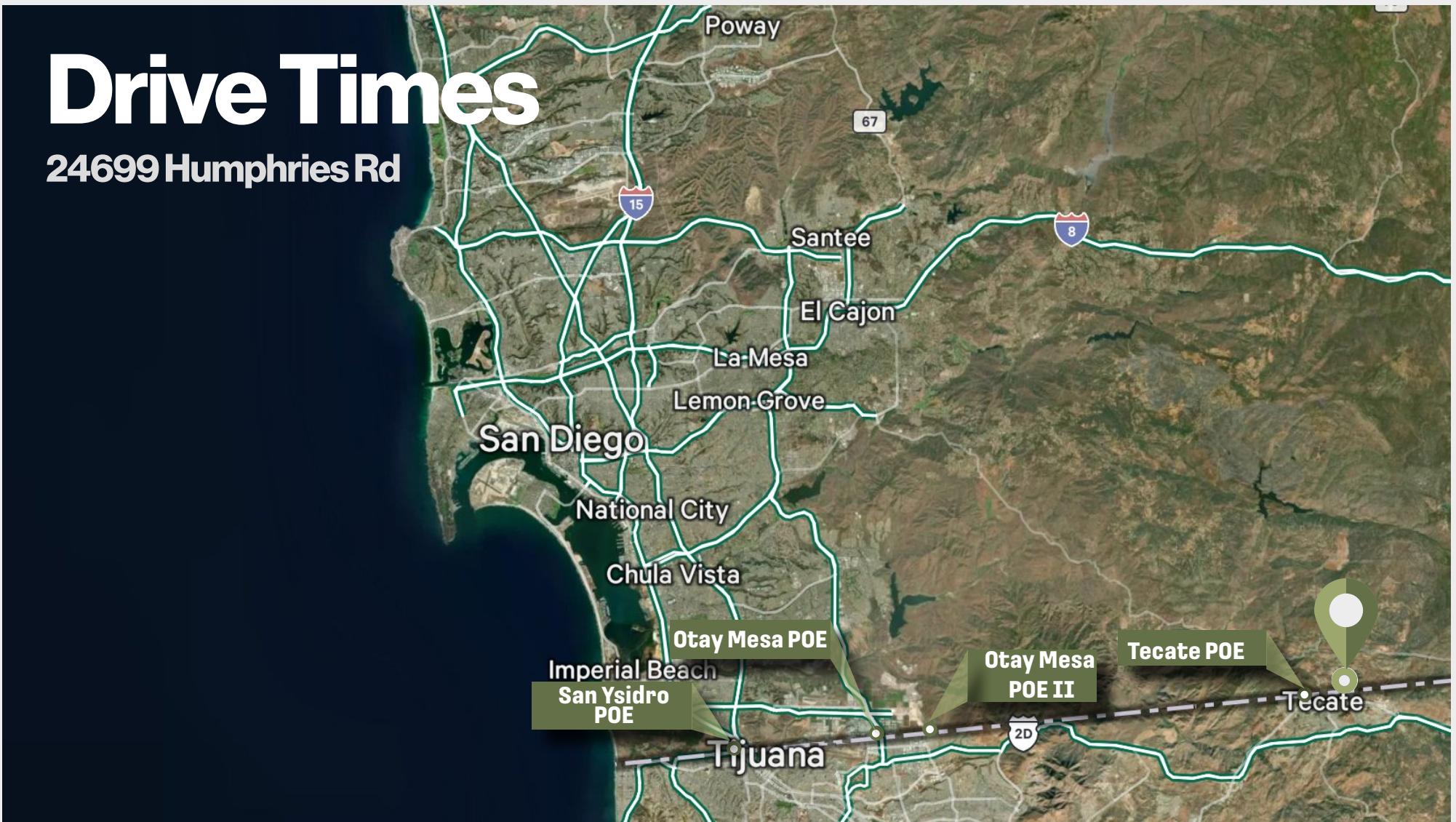
DIVISIBILITY
1-10 ACRES

PRICE
\$2,500/AC

ZONING
**M50
INDUSTRIAL**

Drive Times

24699 Humphries Rd





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