

# 4,900 SF WAREHOUSE BUILDING

INTERSTATE 10/LOVEKIN BLVD OFF-RAMP, BLYTHE

**Desert Pacific**  
PROPERTIES, INC.  
COMMERCIAL REAL ESTATE

**PRICE  
REDUCED**



**949 W WELLS STREET, BLYTHE, CA**

## FEATURES

- For Sale All or Part
- 4,900 SF warehouse facility on 0.56 acre
- Phase 2 plans for 4,000 SF warehouse plus additional 0.85 acre to expand
- Fully fenced property for added security
- General Commercial allows for automobile parking, sales, servicing & cannabis
- Automotive repair and storage allowed with conditional use permit

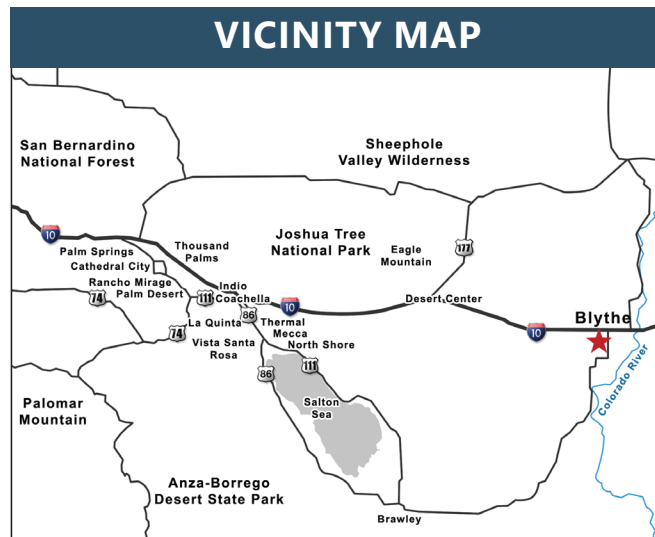
**BUILDING ON 0.56 AC: \$350,000 (\$71.42/SF)**

**EXCESS LAND 0.85 AC: \$75,000 (\$2.00/SF)**

**TOTAL ASKING PRICE: \$425,000**

**(REDUCED FROM \$498,000)**

## VICINITY MAP



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9/23/25 SA



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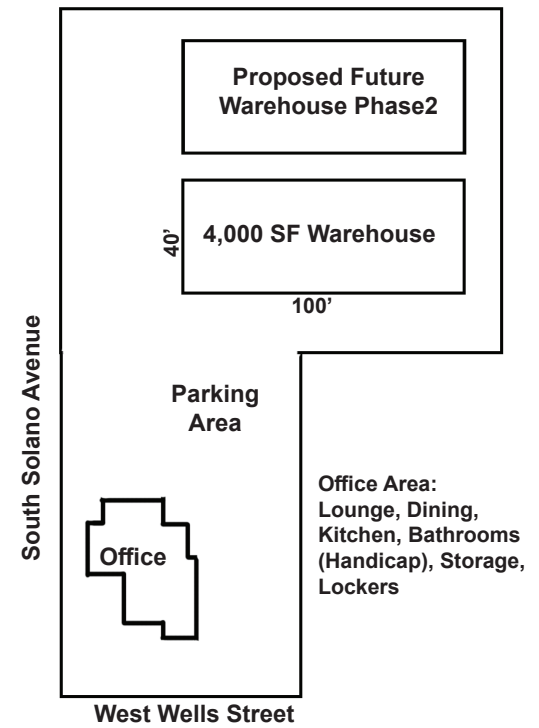


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# 949 W WELLS STREET, BLYTHE AERIAL & SITE AMENITIES



## SITE AMENITIES

- **Location:** 949 W Wells St., Blythe, CA
- **Building 1 Size/Built:** 900 SF, built in 1937, includes lounge, kitchen, restrooms & lockers
- **Building 2 Size/Built:** 4,000 SF, built 2021
- **Current Use:** Vacant Warehouse Facility
- **Zoning:** C-G; General Commercial
- **APN:** 836-143-004, 005, 006, 007, 018
- **Total Parcel Size:** 1.41 Acres
- **Utilities:** Electric to site -  
Water to site; Sewer to site
- **Adjacent Uses:** Residential, vacant land, industrial, hotel, convenience stores
- **Terms:** Cash
- **Comments:** This warehouse facility includes 4,900 square feet on a spacious 1.41-acre lot, with ample room to build an additional 4,000 SF building. This facility offers ample room for expansion, strategically located just 4 miles from the California-Arizona border.



4,000 SF WAREHOUSE



APPROX. 900 SF OFFICE/SECURITY



0.85 ACRE EXCESS LAND

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