



**Acacia Ave. & Gilmore Street**  
HEMET, CA

Seller Financing Available

**PRICED TO SELL!**  
**\$7.25 PLSF | \$2,905,452**



*± 9.20 Acres*  
**FOR SALE | FULLY ENTITLED  
OUTDOOR STORAGE SITE**

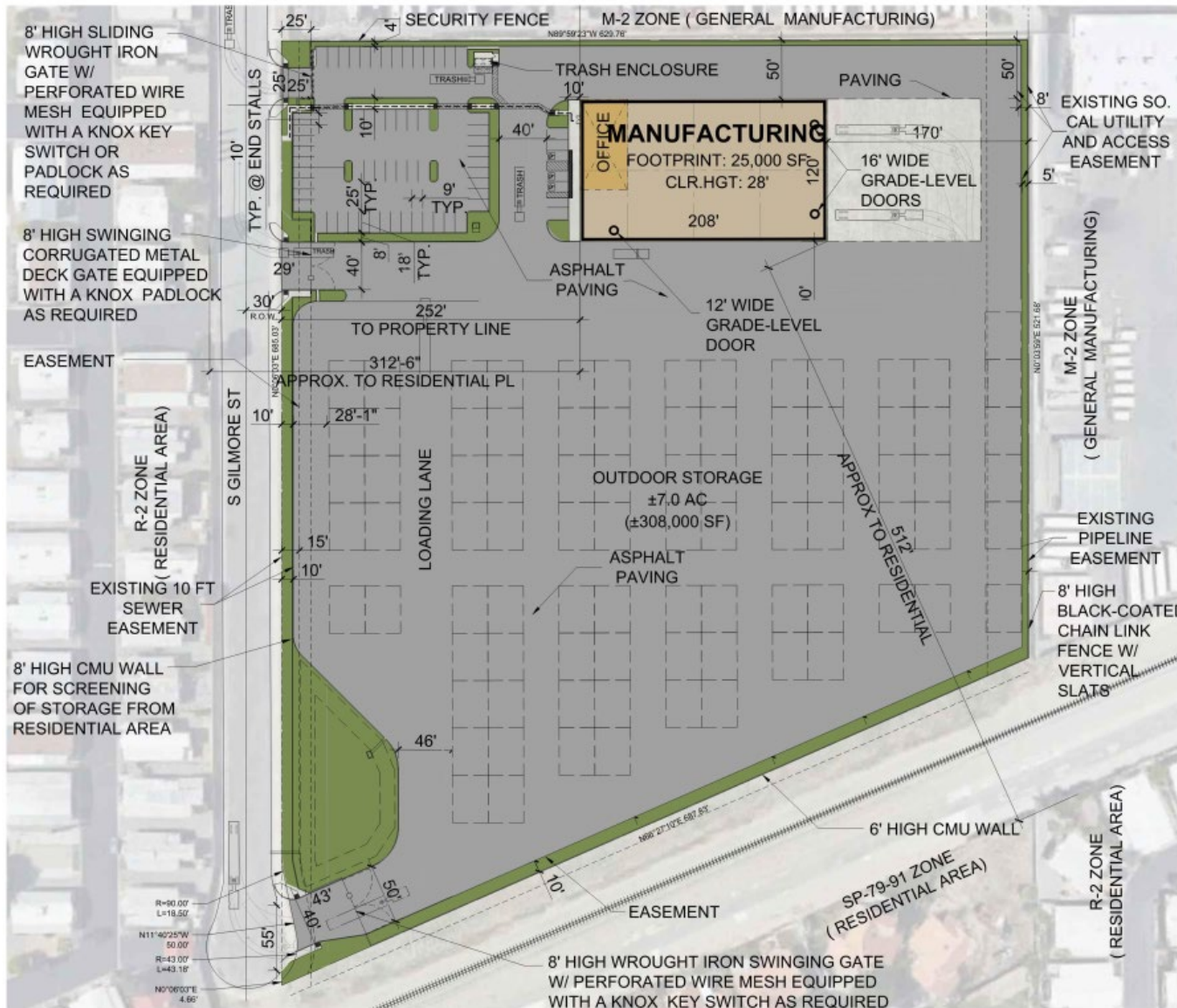


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## HEMET, CA



### APPROVED SITE PLAN



APN# 456-140-008

PROJECT DATA:		DEVELOPMENT STANDARDS:	
SITE AREA:		ZONING:	M-2
GROSS:	10.08 AC	MAX. F.A.R.:	0.45
	439,048 SF	MAX. COVERAGE:	60%
		MAX. HEIGHT:	60 FT
R.O.W.:	24,078 SF	BUILDING SETBACKS:	
NET:	9.53 AC	FRONT:	15 FT
	414,970 SF	SIDE:	0 FT
BUILDING FOOTPRINT:	25,000 SF	REAR:	0 FT
BUILDING USE:		LANDSCAPE SETBACKS:	
WAREHOUSE	22,000 SF	FRONT:	15 FT
OFFICE @ 12%	3,000 SF	SIDE:	0 FT
COVERAGE:		REAR:	0 FT
GROSS:	6%	LANDSCAPE REQ.:	10%
NET:	6%	OFF-STREET PARKING:	
PARKING REQUIRED:		STANDARD:	9X18'
WAREHOUSE 1/500 SF	44 STALLS	DRIVE AISLE:	25 FT
OFFICE 1/250 SF	12 STALLS	OVERHANG:	5 FT
TOTAL	56 STALLS	TREE WELL:	5 FT
PARKING PROVIDED:		REQ. PARKING RATIO BY USE:	
STANDARD AUTO:	64 STALLS	WAREHOUSE:	1/1000 SF
	@2.56/1000 SF	MANUF:	3/500 SF
		OFFICE:	1/250 SF
REQ. ACCESSIBLE	3 STALLS	NOTES:	
TOTAL	67 STALLS	1. Existing site - 10 feet	
TRAILER:	0 STALLS	2. Street width and corner - 10 feet	
TRUCK DOCKS:		3. Adjacent to alley or front street - 10 feet	
GRADE-LEVEL DOORS	3	4. Distance to residential zone - 10 feet	
		5. No parking in alley, street or residential - 10 feet	
		6. Parking area landscaping	
		7. 6' and 10' over walls	

Contractor Available to Construct Building

### LAKE CREEK INDUSTRIAL LLC

13681 Newport Ave, Ste 8301  
Tustin, CA 92780

Michael Johnson  
Principal  
(786) 200-9681

[mj@lakecreekindustrial.com](mailto:mj@lakecreekindustrial.com)  
[www.lakecreekindustrial.com](http://www.lakecreekindustrial.com)



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## RENDERINGS





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## OPPORTUNITY ZONE SITE



The ±9.20 Acre site is located off Acacia Avenue & Gilmore Street. This site is Zoned General Manufacturing and is recommended for industrial development.

- Fully Entitled
- Property is zoned for general manufacturing
- Please verify any required off site improvements

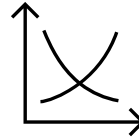
### City of Hemet Contact

Community Development  
Director

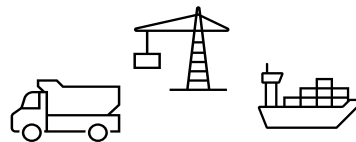
Monique Alaniz-Flejter  
(951) 765-2370

Approved for 29 Daily Truck Trips  
and  
60 Daily Total Project PCE Trips

## INVESTMENT HIGHLIGHTS



With multiple barriers to entry, the supply of new fully entitled outdoor storage yards in the Inland Empire is surpassed by the extraordinary tenant demand. This offers a rare opportunity to acquire an outdoor storage property providing immediate scale and access to a highly desirable niche product type. Purchasers shall verify approved uses with the City of Hemet.



Industrial yard space is a vital part of the global supply chain with compelling market fundamentals driven by limited supply and growing user demand. These “transfer nodes” within the supply chain provide support for all goods flowing into the region. With much lower capex than traditional industrial, yard sites also boast an above average tenant retention due to mainly to a lack of suitable alternatives nearby. Additionally, there is ample labor supply available nearby.

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## STRATEGIC LOCATION



## DRIVE TIMES

- $\pm 11.6$  Miles to I-215 Freeway
- $\pm 22.6$  Miles to March Air Reserve Base
- $\pm 37.4$  Miles to BNSF Railway
- $\pm 37.8$  to San Bernardino International Airport
- $\pm 47.3$  Miles to Ontario International Airport
- $\pm 93.3$  Miles to Port of Los Angeles / Long Beach



# Contact Information

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## About Jones Lang LaSalle

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JLL is a Fortune 500 company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY<sup>SM</sup>. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated.

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