CUSHMAN & WAKEFIELD

FOR SALE/LEASE

INDUSTRIAL OWNER USER

3033 US HIGHWAY 86
IMPERIAL, CA 92251

PROPERTY FEATURES

Property Address:	3303 US Highway 86, Imperial, CA 92251
APN:	040-320-026-000
Site Area:	±385,941 SF / 8.86 Acres
# of Buildings:	1 - ±8,141 SF with ±1,258 SF of Office
Building Details	Clear Height : 14' Feet Rack Height: 10' Feet
Property Usage:	Industrial Storage Yard

PROPERTY DETAILS

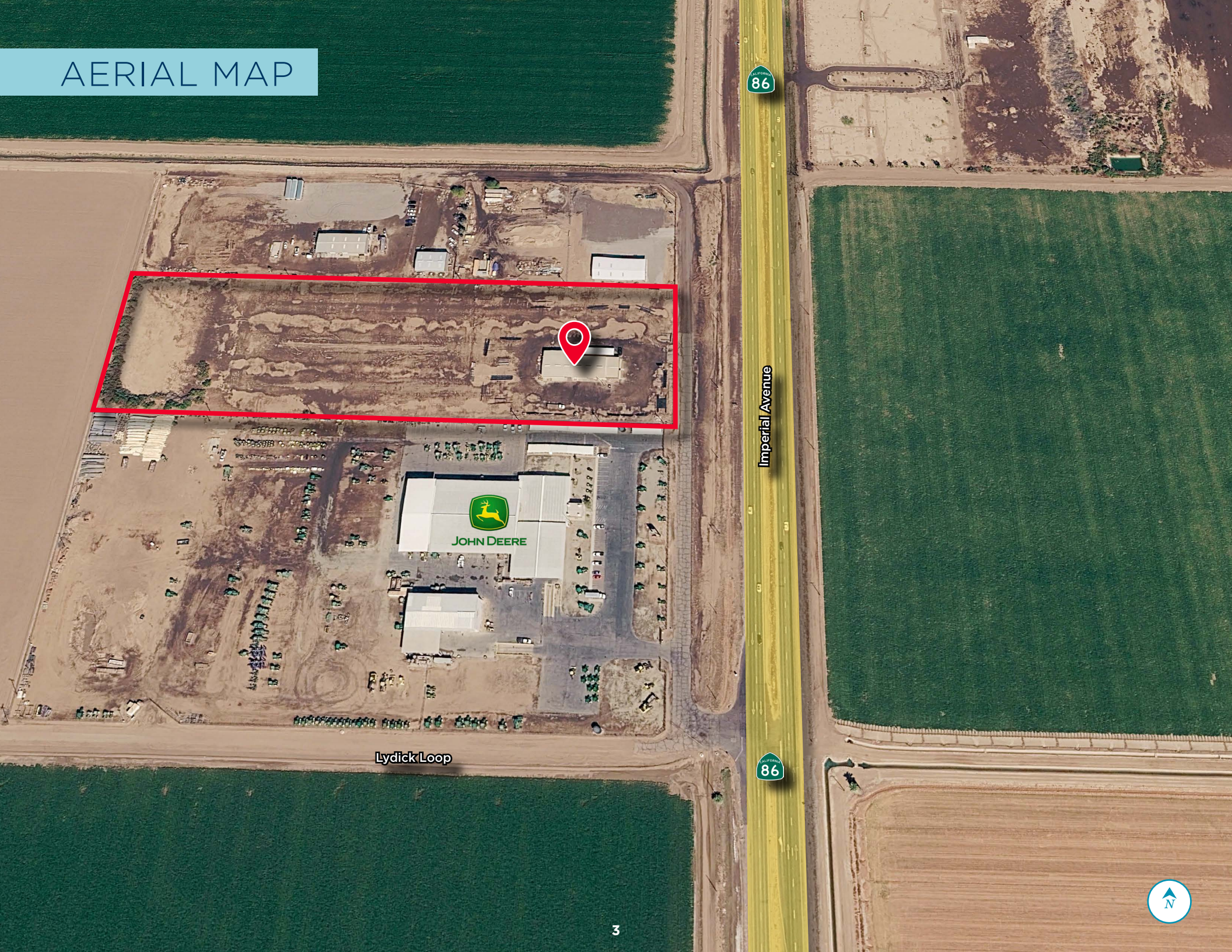
$500,000
ASKING PRICE

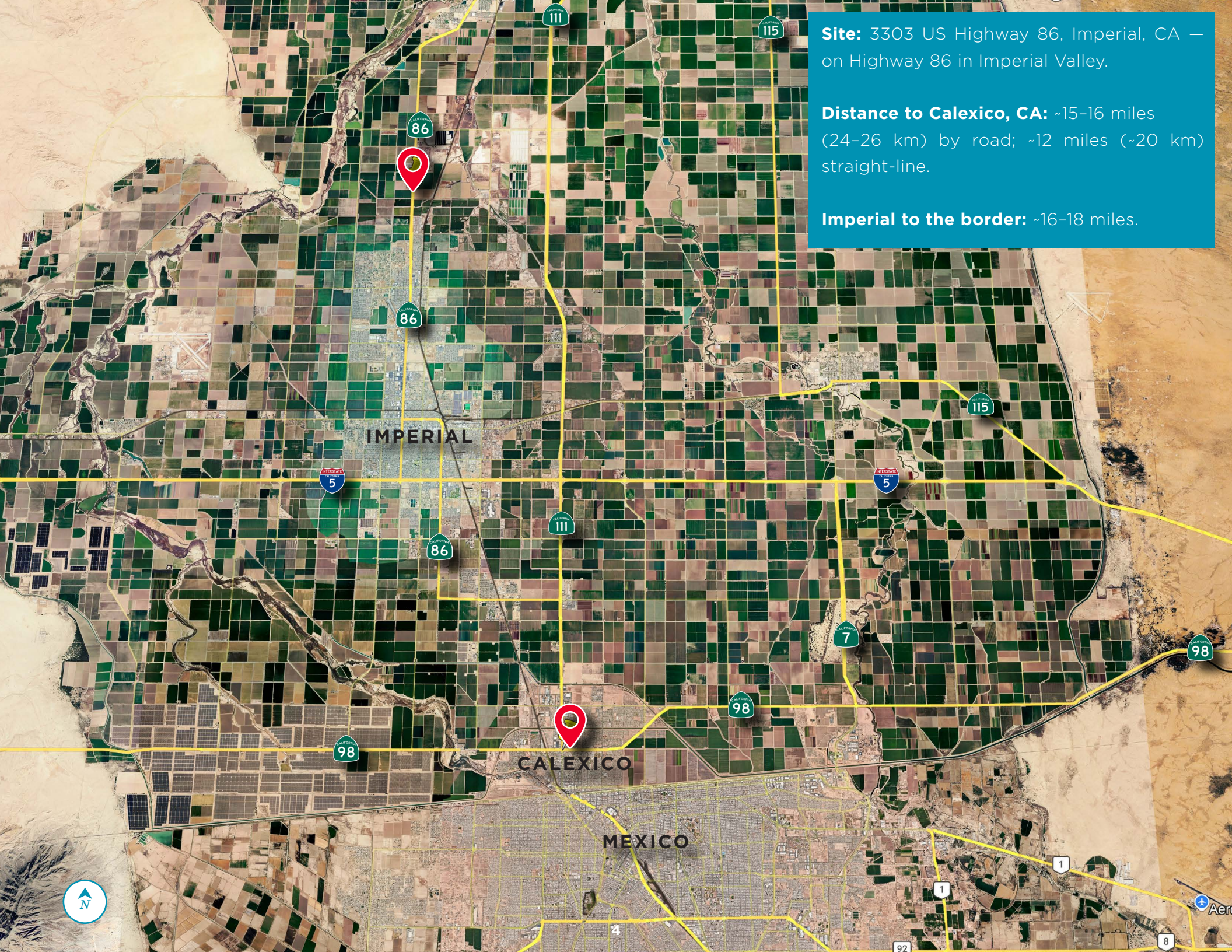
$0.51/SF/IG
ASKING RENT

±8,141 SF
BUILDING SIZE

M-1
ZONING

AERIAL MAP





Site: 3303 US Highway 86, Imperial, CA — on Highway 86 in Imperial Valley.

Distance to Calexico, CA: ~15–16 miles (24–26 km) by road; ~12 miles (~20 km) straight-line.

Imperial to the border: ~16–18 miles.

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CAPITAL MARKET CONTACTS

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