

SERVICE COMMERCIAL WAREHOUSE FOR SALE OR FOR LEASE

611 W. FLORIDA AVE.

611 W. Florida Ave. , Hemet, CA 92543



COMMERCIAL BUILDING WITH FLORIDA AVE FRONTAGE - ADT +/- 34,000



Presented by:

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KELLER WILLIAMS COMMERCIAL

1473 Ford St #200
Redlands, CA 92373



Each Office Independently Owned and Operated

EXECUTIVE SUMMARY FOR LEASE OR FOR SALE

611 W. FLORIDA AVE.



OFFERING SUMMARY

| | |
|-----------------------|-----------------|
| SALE PRICE: | Negotiable |
| LEASE RATE: | \$1.00 PSF |
| LOT SIZE: | +/- 52,708 SF |
| BUILDING SIZE: | +/- 18,000 |
| ZONING: | C2 |
| MARKET: | Inland Empire |
| SUBMARKET: | Riverside South |

PROPERTY OVERVIEW

+/- 18,000 SF Warehouse for sale or for lease. Zoned commercial, could be ideal for all sorts of service commercial applications. Great exposure along busy Florida Avenue with an average daily traffic of approximately +/- 34,000 (source Costar). The property has been recently renovated with updated electrical, fire alarm and office renovations. The property has +/-18' Ceiling clear height. Three private offices, two restrooms, eight oversized 14'x14' Ground level doors.

PROPERTY HIGHLIGHTS

- +/- 18,000 SF
- +/- 52,708 SF Lot
- Zoned C2
- +/-18' Ceiling Clear Height
- Fenced yard space with electronic gate operator
- Security System Installed
- 8 total truck drive ins
- Two Story office space +/- 1,000 SF
- +/- 34,000 ADT (Source Costar)



PROPERTY PHOTOS

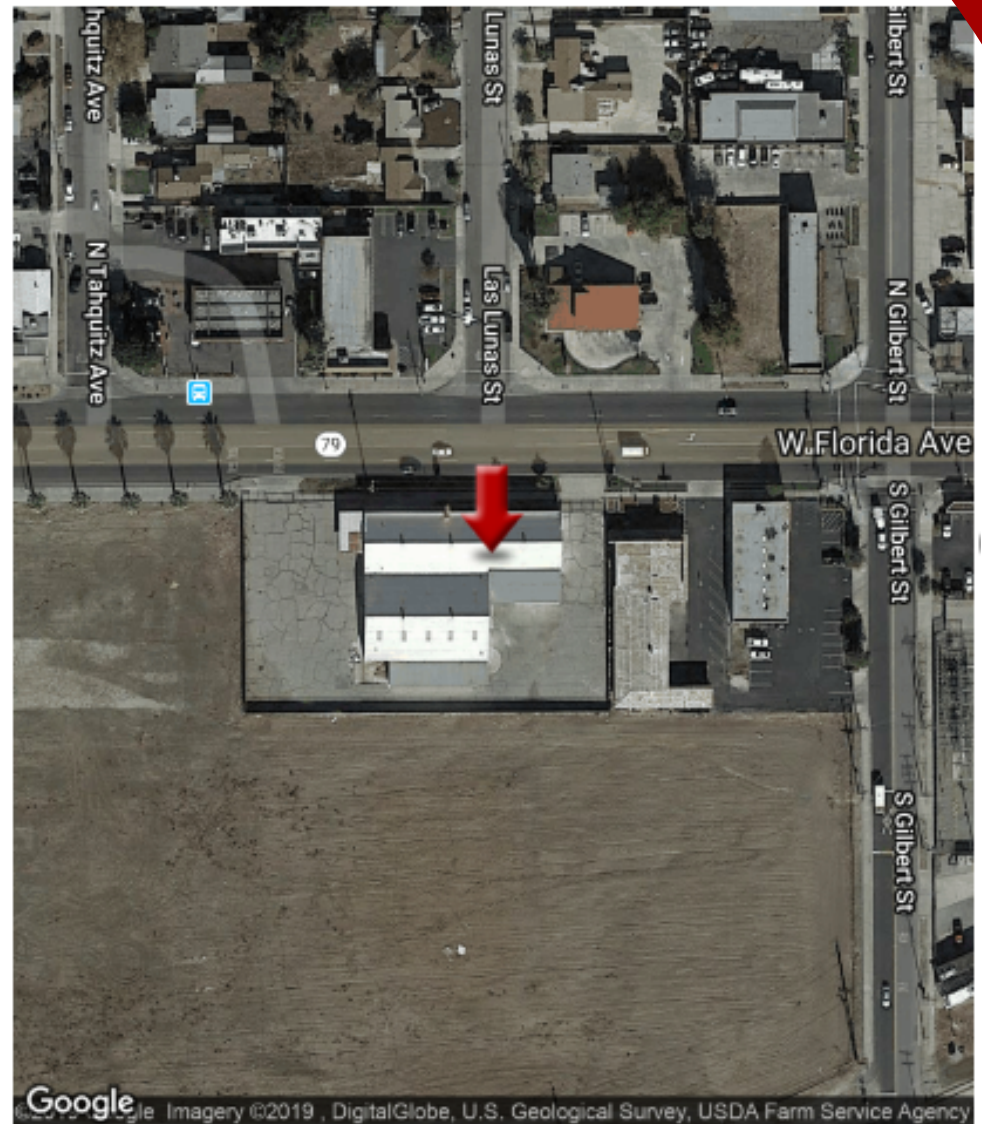
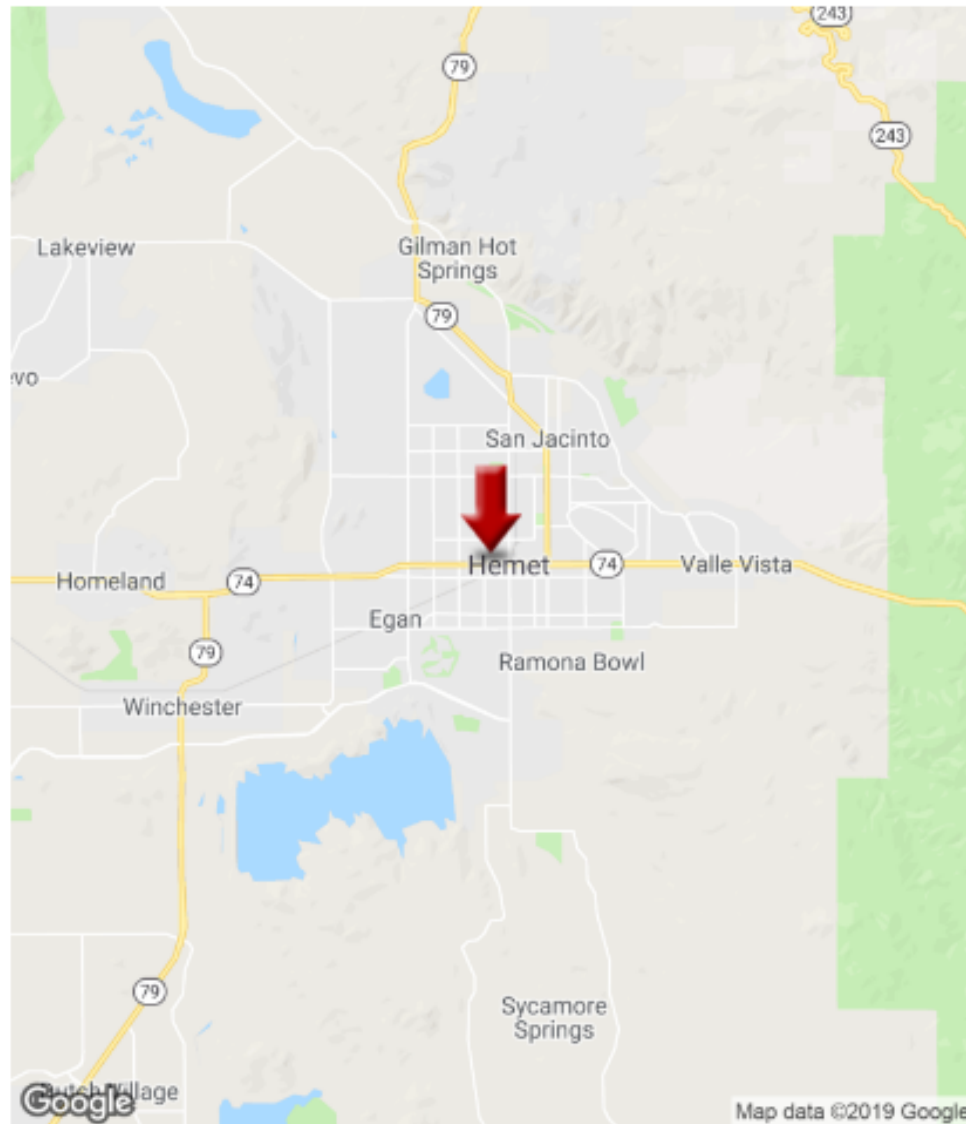


PROPERTY PHOTOS



LOCATION OVERVIEW

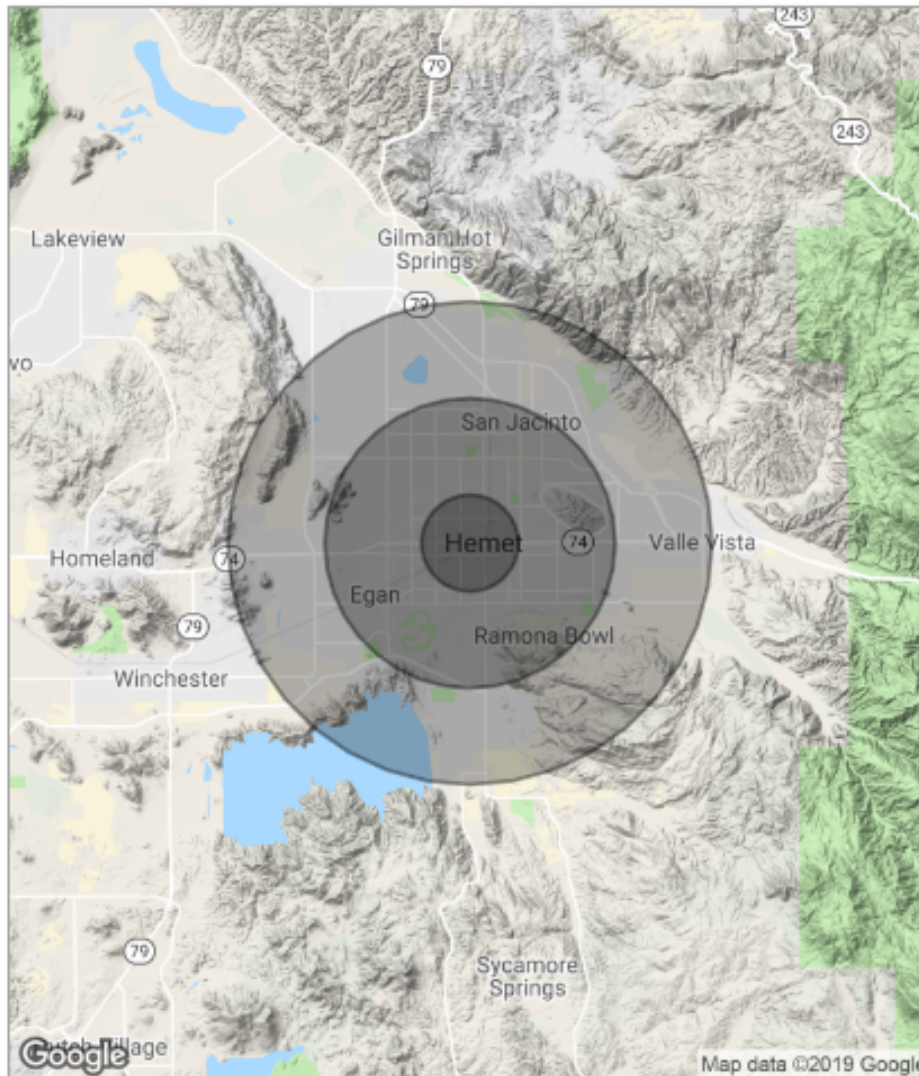
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LOCATION OVERVIEW

WAREHOUSE FOR SALE & FOR LEASE

611 W. Florida Ave. , Hemet, CA 92543



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total Population | 16,74 | 101,960 | 153,245 |
| Median Age | 37.4 | 37.3 | 36.5 |
| Median Age (Male) | 36.0 | 35.9 | 34.8 |
| Median Age (Female) | 40.2 | 39.1 | 38.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 6,576 | 37,964 | 54,951 |
| # Of Persons Per HH | 2.5 | 2.7 | 2.8 |
| Average HH Income | \$35,022 | \$44,805 | \$49,638 |
| Average House Value | \$78,866 | \$184,009 | \$199,423 |

* Demographic data derived from 2010 US Census

