

Single Tenant Industrial Building

445 E. Menlo Avenue, Hemet, CA 92543

FOR SALE

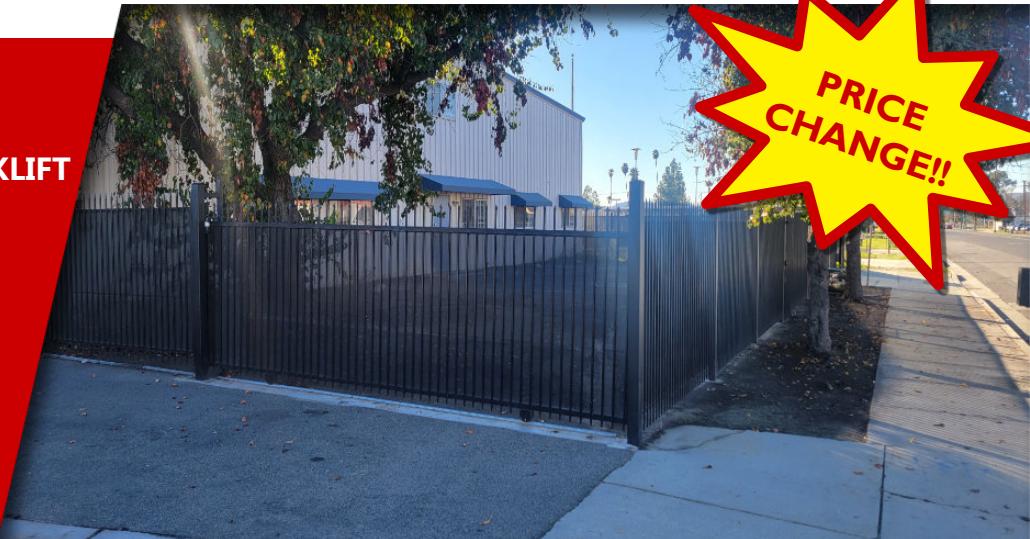


**12,000± SF
PLUS APPROVED
MEZZANINE WITH FORKLIFT
ACCESS**



**\$1,850,000
(±\$154.17 PSF)**

**\$2,100,000
(±\$175 PSF)**



FEATURES:

- Renovations include new siding, security fencing, flooring & restroom
- Secured yard
- Two 12' x 14' ground level doors
- 18' - 20' clear height
- 400 amp, 3 phase power
- Gas enabled property



This offering is a renovated single story industrial warehouse building situated on an approximate one-half acre parcel conveniently located just off State Street and highly visible along the frontage.

This renovated property benefits from being in the highly flexible M-1 (Limited Manufacturing) zone. There are an adequate number of offices in the front of the building, representing about 10% of the overall buildout.

445 E. Menlo is a well located, easy to maintain property with solid, successful local neighbors. Offered at a market low of ~~\$175~~ ±\$154.17 PSF, this property represents a great investment for most industrial users.

Exclusively Marketed By:

Jerry Palmer

Senior Vice President

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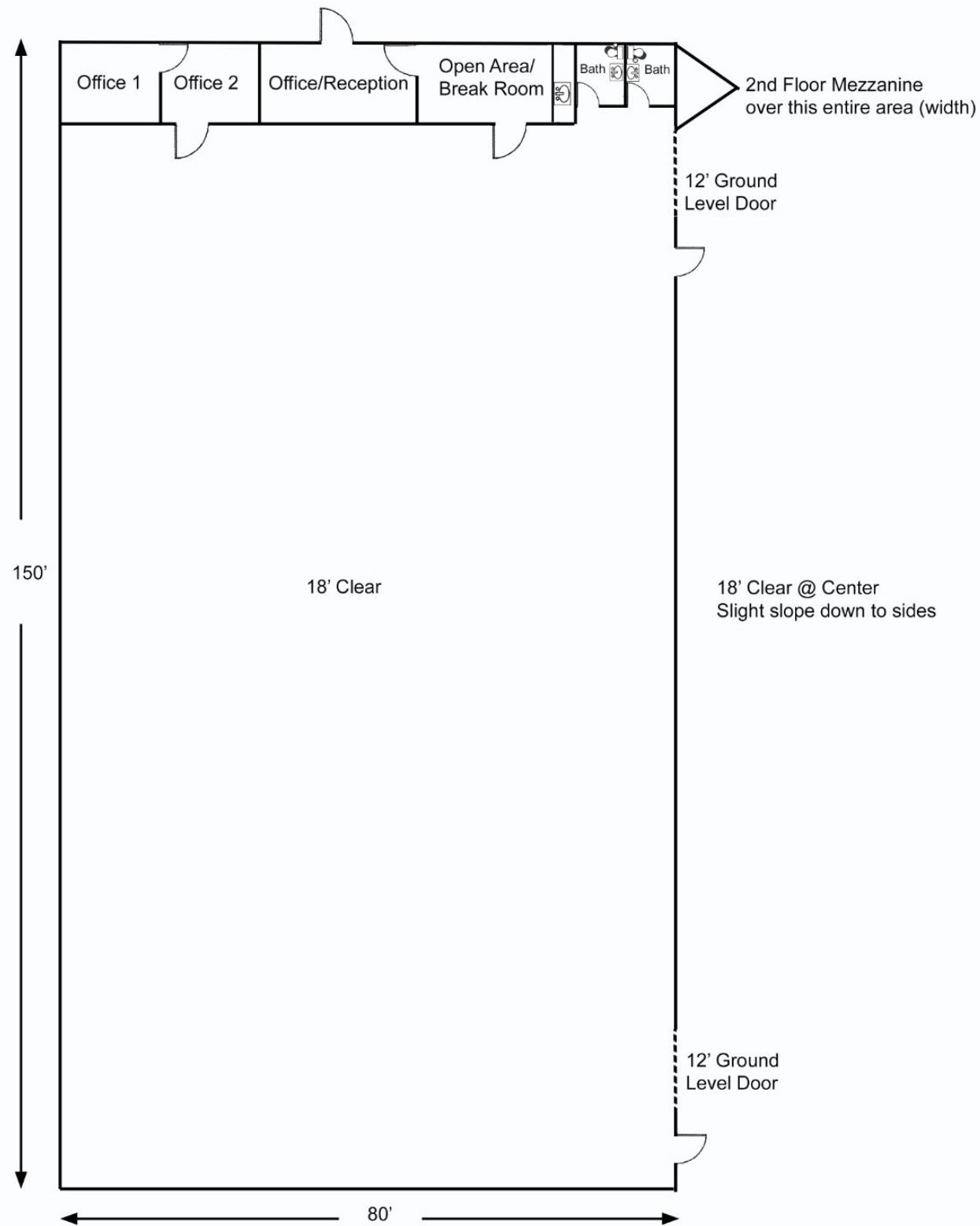


Single Tenant Industrial Building

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FOR SALE

445 E. MENLO ROAD



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