## 5,000 SF WAREHOUSE ON 15.47 ACRES

**FOR SALE** 

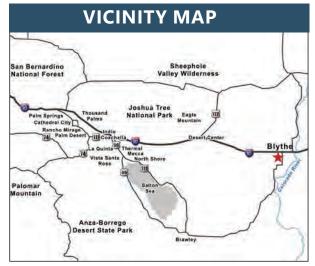




## **FEATURES**

- ± 5,000 SF Warehouse Building Plus ±1,544 SF Home
   On 15.47 AC
- Prime Location With Easy Access To I-10 & US 95 (Intake Blvd.)
- Service Industrial Zoning-Allows For Wide Range Of Uses
- Ideal Location For Automotive Repair, Contractor's Yard, or Storage & Warehousing Operations
- 2 Miles to California/Arizona Border
- Priced To Sell

**ASKING PRICE: \$699,000 (\$140 S/F)** 



Blythe CALIFORNIA





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## **15.47 ACRES INDUSTRIAL LAND**AERIAL & SITE AMENITIES





**Directions:** Traveling east on Interstate 10 towards Blythe, take exit 241 for Intake Blvd./US-95. Turn right (south) on Intake Blvd. for approximately 1/2 mile. The property is on the right side at 643 S Intake Blvd.

## **SITE AMENITIES**

Building 1

Size: 5,000 SF Warehouse

**Built:** 1980 **Rollup Doors:** 2 **Condition:** Fair

Building 2

**Size:** 1,544 SF 3 BD/2BA Home

**Built:** 1956

Condition: Poor, Fire Damage

- **Zoning:** I-S; Service Industrial permitted uses include: Building material yards; Farm equipment sales/rentals; Automobile servicing, automobile repair, parking, storage & rentals.
- **APN:** 869-170-006, 007, 009, 017
- Parcel Size (County Assessor's Info): 15.49 Acres
- Current Use: Vacant Warehouse
- Opportunity Zone: Yes
  Earthquake Fault Zone: No
- Topography: FlatTerms: Cash
- Comments: Prime industrial location just off the I-10 and US 95 (Intake Blvd.) in Blythe, CA. Ideally suited for logistics, warehousing, or contractor use with excellent freeway access. Located between Los Angeles (225 mi) and Phoenix (150 mi), this site offers strategic regional connectivity.

Offered in "As Is" condition



