

km Kidder  
Mathews

The Dahm Team Real Estate Company, Inc.  
[www.thedahmteam.com](http://www.thedahmteam.com)  
CA BRE #01896237

\$4,320,894  
SALE PRICE



FOR SALE

*±16.54 AC of Commercial property located on the  
northeast corner of Dogwood Rd & Interstate 8*

580 E DEALWOOD RD, EL CENTRO, CA 92243

EXCLUSIVELY LISTED BY

**PETER QUINN**

Senior Vice President, Shareholder | Kidder Mathews  
858.864.8491 | [peter.quinn@kidder.com](mailto:peter.quinn@kidder.com) | LIC N° 00806439

**DOUG DAHM**

Owner/Broker | The Dahm Team Real Estate Company, Inc.  
760.427.6741 | [doug@dahmteam.com](mailto:doug@dahmteam.com) | LIC N° 01342528



#### PROPERTY OVERVIEW

Apn# 054-420-016-000

Zone: CG (commercial general)

12,000 sf metal building used as air-conditioned office space

2 open bays for equipment repair and parts storage

Main building includes restroom facilities

Several minivan storage containers on the property

Loading ramp

Washrack and drainage facility

Property is located in the opportunity and enterprise zones providing tax benefits

Property is being sold "as is"

It is currently in the state of partial disrepair, but will be returned to a condition suitable for the use of a potential buyer/tenant

3 phase, 240 volt, 200 amp electrical service

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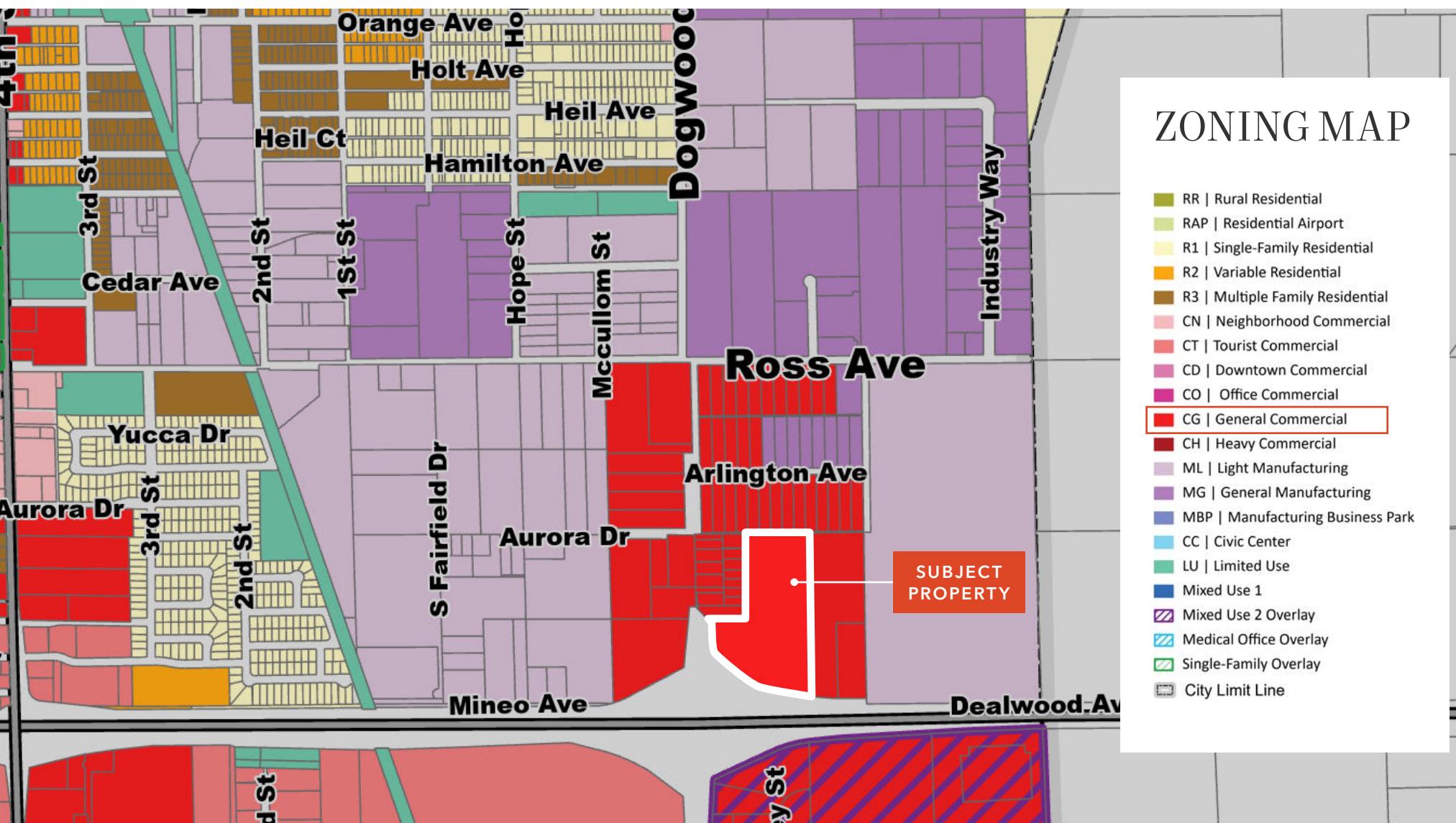


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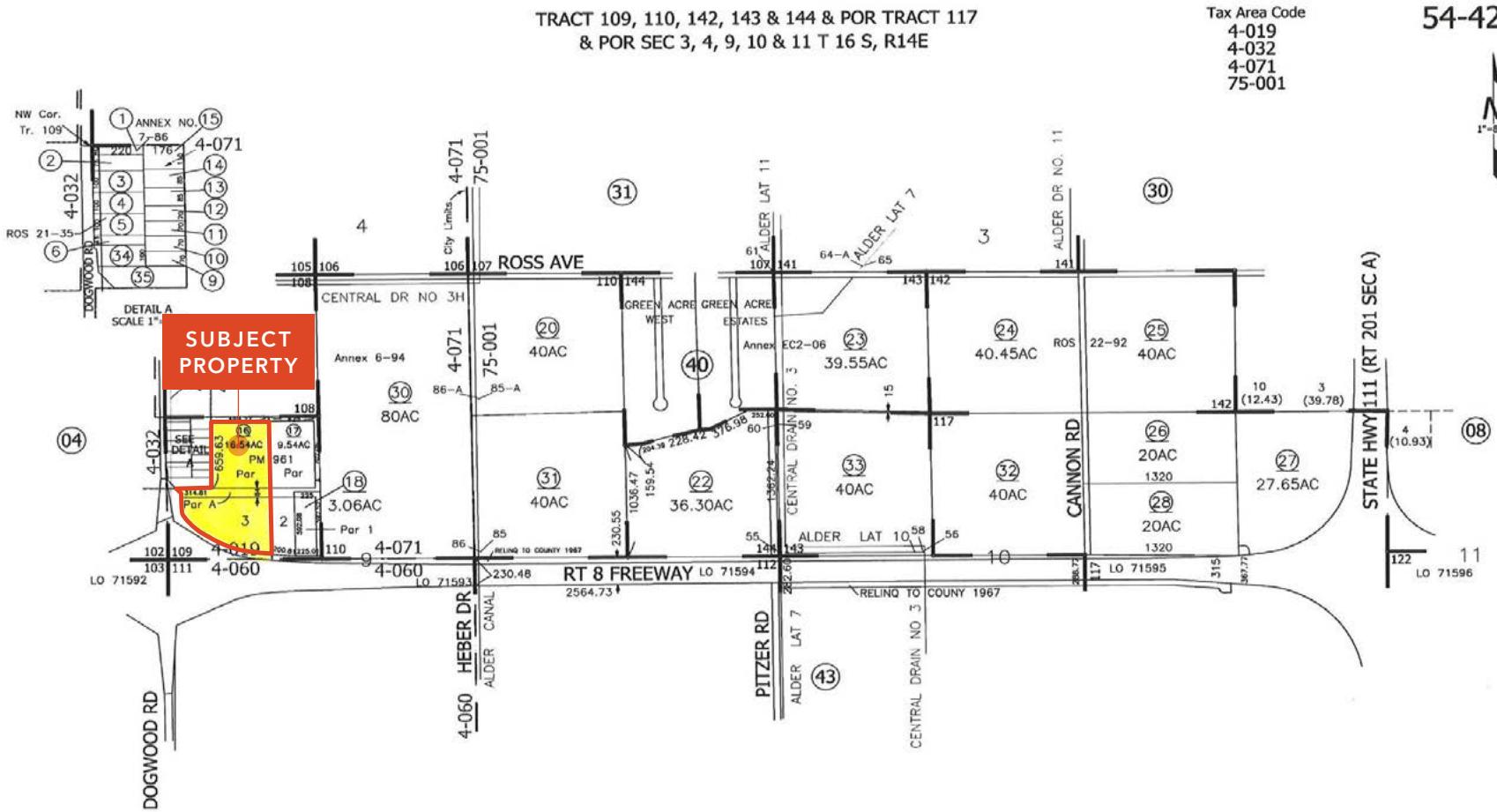
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## PLAT MAP



FOR SALE | 580 E DEALWOOD RD, EL CENTRO, CA 92243



Covered Storage on the Southside of Property



Side Entrance on the Northside of Property



Open Bays for Equipment Repair



Drive up Office Space Parking

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