

# 46.66 ACRES INDUSTRIAL LAND

90575 64<sup>TH</sup> AVE, MECCA, RIVERSIDE COUNTY, CA 92254

**DEL GAGNON CO., INC.**  
REAL ESTATE & INVESTMENTS

**ONSHORING/  
DOMESTIC  
MANUFACTURING  
GEM**



Del Gagnon Co., Inc. | (760) 346-1101 | [WWW.DGCOPROPERTIES.COM](http://WWW.DGCOPROPERTIES.COM)

The information contained herein is deemed reliable but is not guaranteed and is subject to change without notice.



# Property Features

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CALIFORNIA NUTRITIONAL PRODUCTS  
BAGDASARIAN PACKING PLANT  
GRIMMWAY CAL ORGANIC  
UNION PACIFIC RAILROAD  
AVE 64  
GREENLEAF DESERT VIEW POWER PLANT

CALIFORNIA 111  
CALIFORNIA 86

- Zoning allows for a wide range of industrial and manufacturing uses.
- Adjacent to Union Pacific rail line.
- Located in an Opportunity Zone, providing significant tax incentives.
- Easy access to Expressway 86 and Highway 111.
- I-10 Freeway approximately 15 miles north.
- Neighbors include; Greenleaf Desert View Power Plant, California Nutritional Products, Bagdasarian Packing Plant, and Grimmway Cal Organic.

**PRICE: \$4,573,145 (\$2.25/SF)**

Adam Gagnon | DRE #01808178 | (760) 333-1785 | [ADAM@DELGAGNONCO.COM](mailto:ADAM@DELGAGNONCO.COM)

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# Property Details

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**Location:** 90575 64<sup>th</sup> Ave. Mecca, CA 92254  
Eastern Coachella Valley, Riverside County

**Lot size:** 46.66 Acres

**APN:** 727-092-013

**Zoning:** Medium Manufacturing (M-M)

**Utilities:** CVWD 18" water main at Lincoln St.

CVWD 8" sewer main at Lincoln St.

CVWD canal/irrigation water on standby

Imperial Irrigation District power at Lincoln St.

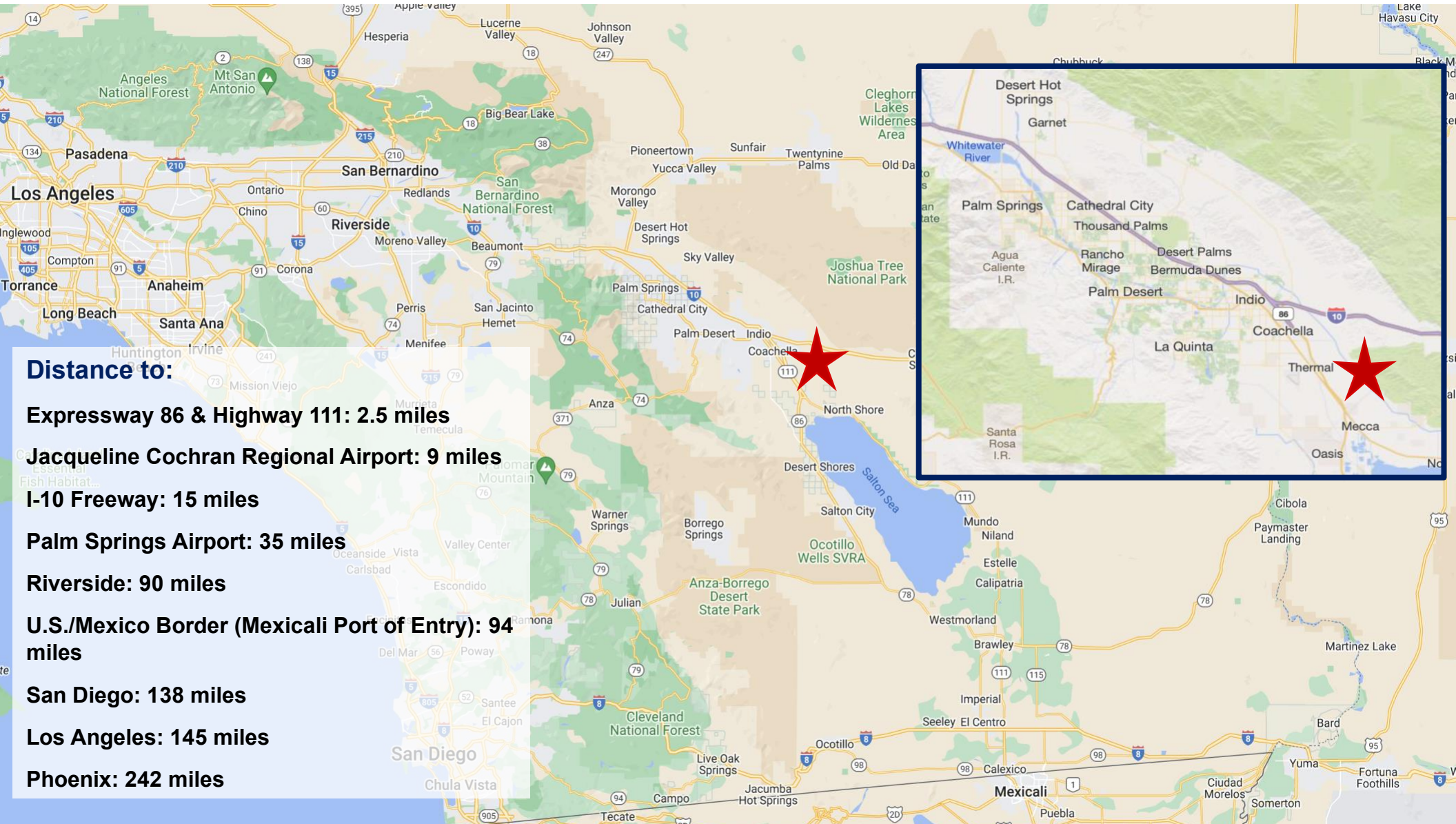
Southern California Gas available at Lincoln St.



# Location

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Directions: Take I-10 Freeway to Expressway 86 S. Take Avenue 62 exit and turn left (east) on Avenue 62. Turn right on Lincoln Street and head south for 1 mile. The property is on the SW corner of Lincoln Street and Avenue 64.

**Adam Gagnon**

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