

**6.83 GROSS ACRES OF INDUSTRIAL ZONED LAND FOR SALE
ENTITLED FOR 2 BUILDINGS: ±42,057 SQFT & ±82,204 SQFT**

ASKING: \$5,500,000 (\$18.49/SF)

E Westward Ave

Charles St

CHARLES STREET & WESTWARD AVENUE, BANNING, CA



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LAND FOR SALE

ENTITLED BUILDING FEATURES



SIZE (SF)	OFFICE (SF)	DH/GL	TRAILER PARKING	PARKING SPACES
42,057	2,500	4/1	1	42

BUILDING A | PROPERTY FEATURES

- Freestanding Building
- 32' Minimum Clear Height
- Concrete Tilt Up Construction
- Secured Yard
- Dock High and Ground Level Loading
- Major Industrial Development in Surrounding Area
- Excellent Access to Interstate 10 Freeway
- Located Along the Planned I-10 Bypass
- Zoning: Industrial
- Parcel Number: 532-180-043



SIZE (SF)	OFFICE (SF)	DH/GL	TRAILER PARKING	PARKING SPACES
82,204	7,500	22/2	6	100

BUILDING B | PROPERTY FEATURES

- Freestanding Building (Divisible)
- 32' Minimum Clear Height
- Concrete Tilt Up Construction
- Large Secured Yards
- Dock High and Ground Level Loading
- Major Industrial Development in Surrounding Area
- Excellent Access to Interstate 10 Freeway
- Located Along the Planned I-10 Bypass
- Zoning: Industrial
- Parcel Number: 532-180-045, 532-180-046

LAND FOR SALE

AERIAL RENDERING OF ENTITLED PROJECT



BUILDING A | WESTWARD AVE

ENTITLED FOR 42,057 SF BUILDING

- 2.28 AC (Gross)
- 2.21 AC (Proposed Net Usable Area)
- **Parcel 1:** 2.28 AC | **APN:** 532-180-043



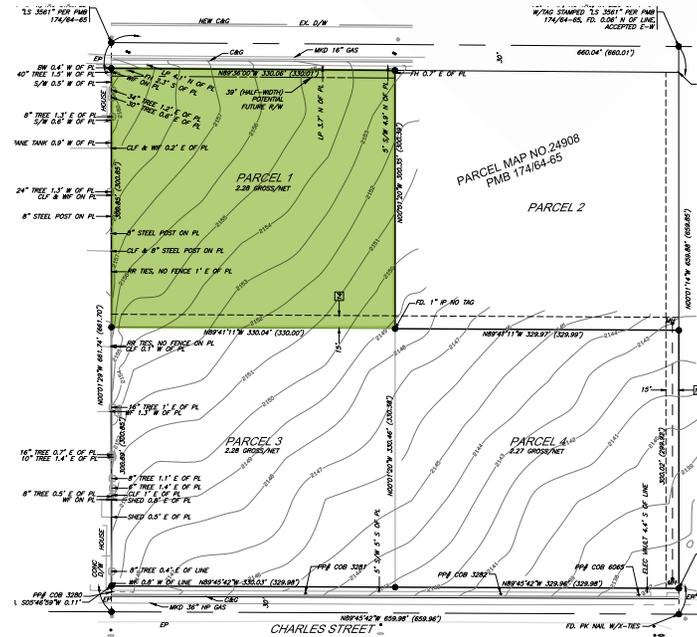
BUILDING B | CHARLES ST

ENTITLED FOR 82,204 SF BUILDING

- 4.55 AC (Gross)
- 4.49 AC (Proposed Net Usable Area)
- **Parcel 3:** 2.28 AC | **APN:** 532-180-045
- **Parcel 4:** 2.27 AC | **APN:** 532-180-046

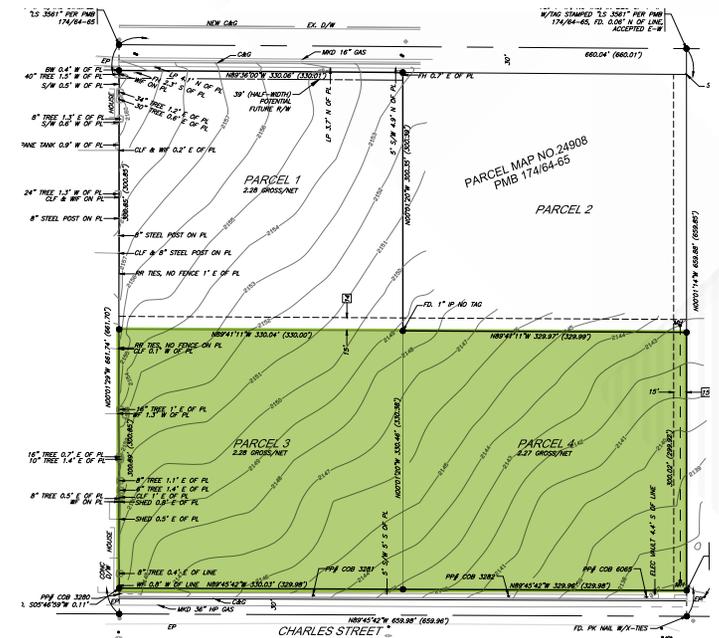
LAND FOR SALE

BUILDING A (WESTWARD AVENUE)



LAND FOR SALE

BUILDING B (CHARLES STREET)



LOCAL MAP

CITY OF BANNING, CA



Nestled between Mt. San Geronio and Mt. San Jacinto, the City of Banning earned its reputation early on as becoming the one ideal route from East to West, with stunning mountain vistas framing both desert and mountain landscapes and was officially incorporated in 1913. Today, the City of Banning has a population of over 31,000 residents.

With a tremendous economic growth on the immediate horizon, young families and professionals can buy a new home at an affordable price. Alongside abundant recreational opportunities, clean air, an ample water supply and competitive utility rates, the City of Banning offers families the rich cultural heritage of the region and a lifestyle of affordability.

The City of Banning is home to Banning Electric Utility, a not-for-profit, publicly owned electrical utility, with six distribution substations and 134 miles of power lines serving the residents and the business community of Banning with room to grow.

The City of Banning borders the Morongo Indian Reservation, home to the Morongo Band of Mission Indians and the Casino Morongo Resort & Spa; the Cabazon Shopping Outlets, Mt. San Jacinto Community College, the San Geronio Community Hospital, Beaver Medical Group, Skechers USA, Estes Trucking, the Tri-Pointe Homes Atwell Project and so much more.



DEVELOPMENTAL AERIAL

NEARBY DEVELOPMENTS



DUE DILIGENCE MATERIALS

AVAILABLE IMMEDIATELY UPON OPENING OF ESCROW

- ✓ ALTA Survey
- ✓ Phase 1 Environmental Site Assessment
- ✓ Preliminary Soils and Infiltration Study
- ✓ Assessment for CEQA Exemption
- ✓ General Biological Assessments and Focused Burrowing Owl Surveys
- ✓ Botanical Surveys for Rare Plants
- ✓ VMT Screening Evaluations
- ✓ Traffic Analysis
- ✓ Conditions of Approval
- ✓ Filed Notice Exemption for CEQA
- ✓ Approved Land Use Exhibits including:
 - Site Plans
 - Architectural Floor Plans and Elevations
 - Conceptual Landscape Plans
 - Photometric Plans
- ✓ Approved Preliminary Drainage Study
- ✓ Approved Preliminary Water Quality Management Plan