

# Single Tenant Industrial Building

445 E. Menlo Avenue, Hemet, CA 92543

**FOR SALE**



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



**\$1,950,000**  
(±\$162.50 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~~ **±\$162.50 PSF**, this property represents a great investment for most industrial users.

**Exclusively Marketed By:**

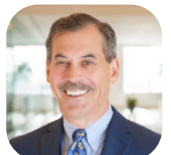
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*The above information, while not guaranteed, has been secured from sources we believe to be reliable.*

*Floor plan, site plan, price, tenant mix, and availability subject to change without notice.*

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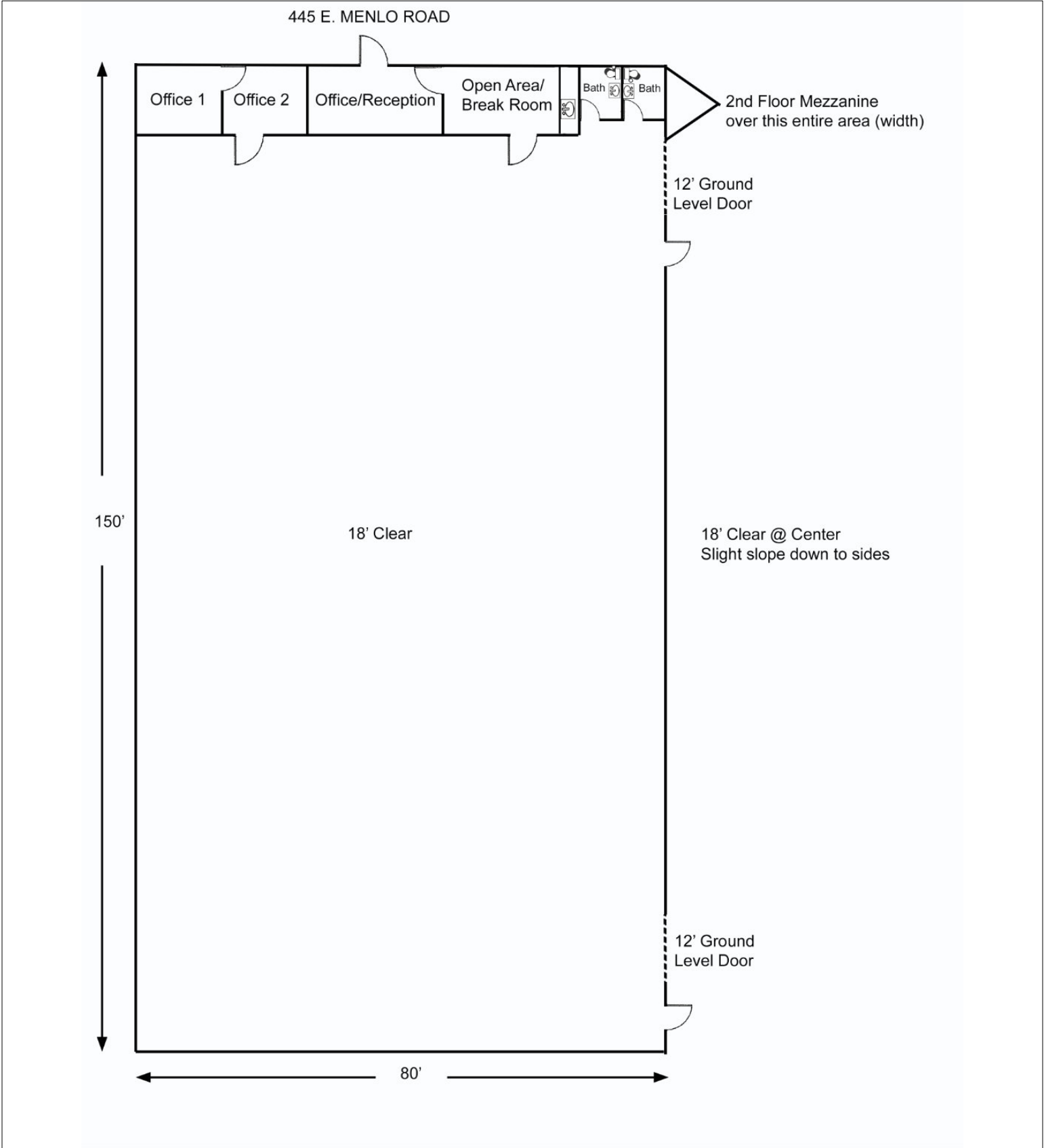
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