

FOR LEASE

35650 Hidden Springs Rd
Hemet, CA



PROPERTY HIGHLIGHTS

- 30,000+- Square Foot Warehouse Facility on 97+- Fenced Acres
- Warehouse (*Price Negotiable depending on quantity*)
- Ample Yard Space (*Price Negotiable depending on quantity*)
- Tenant Pays Own Water, Sewer, Electric, Insurance, Other
- Landlord Pays Own Insurance and Property Taxes
- ALL or PART with Endless Possibilities



Call Richard Michael for more details 907-229-2072

Real

California License #01358177, Alaska License #14357

DETAILS

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- ❖ Multiple Possible Configurations (Part or Combined)
60 X 40, 40 X 100, 85 X 100, 125 X 125
- ❖ Double Loading Dock w/12X14 door
- ❖ (1) 8X10, (1) 10X12, (2) 12X14-Overhead Doors
24X14 Sliding Door? *(With Room For Many More)*
- ❖ Clear Height 14'6"
- ❖ Post Span 11'6"
- ❖ 200 AMP, 220V, (upgrade in process)
- ❖ Slab thickness 4.5"+
- ❖ Excellent Natural Light with Skylights
- ❖ CUP May Be Required Depending on Tenant Specific Use
- ❖ Ample Parking
- ❖ Tenant Improvements Negotiable
- ❖ Small Office Area, 2 baths and Potential Onsite Manager Apartment

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Potential Uses

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Allowed Uses:

- Public and private water works facilities
- Nurseries, greenhouses, orchards, field crops, etc.
- Grazing of cattle, horses, sheep, or other farm stock, except hogs.
- Farm for rabbits, fish, frogs, or other small animals.
- Noncommercial raising of hogs.
- Kennels and catteries
- Commercial stables and riding academies
- Animal Hospitals

Land Uses Subject to the Approval of a Plot Plan:

- Permanent stand for the display and sale of agriculture produce
- Canning, freezing packing plants and drying yards
- Churches, temples, or other religious worship structures
- Libraries
- Private schools
- Truck transfer stations for use in the movement of agricultural commodities
- Feed store
- Meat cutting and packaging plants if there is no slaughtering or rendering of meat





