

FOR SALE OR LEASE

215 South Western, Hemet, California



**MARTIN
COMMERCIAL
GROUP**

FREE-STANDING BUILDING & CONTRACTOR'S YARD

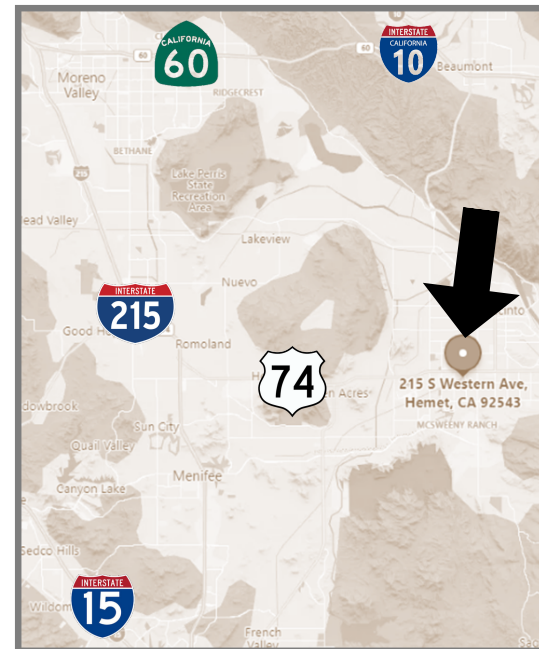
± 6,500 SF BUILDING **ON** **± 4.77** ACRE PARCEL



PROPERTY HIGHLIGHTS

- +/- 6,500 SF Free-Standing Building on a 4.77 acre parcel
- +/- 1,250 SF of Office Space (Including Upstairs Mezzanine)
- +/- 5,250 SF Warehouse
- 3% Lot Coverage (Ample room to develop)
- Two Restrooms
- Two Grade Level Loading Doors (14' wide x 12' high)
- 22' Warehouse Clearance
- Fire Sprinklered
- Block Masonry Construction w/Block wall around improved portion
- Unimproved portion of property fully fenced & secured
- 33 Oversized Parking Stalls or Convert to 60+ Standard Stalls
- 400A 3P/4W 120/208V Power - verify
- Zoned C-M (Commercial Manufacturing)- verify
- Walking Distance to Walmart
- 2 Miles to DMV & 4.9 Miles to Auto Mall
- APN 442-091-005 / 2007 Construction

NEGOTIABLE



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OPPORTUNITY

@MCGRE.COM

The Seller is interested in entertaining offers for: lease, purchase or development.



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