

**FOR SALE**

# SINGLE TENANT INDUSTRIAL BUILDING

445 E. MENLO AVENUE, HEMET, CA 92543



**WESTMAR**  
COMMERCIAL REAL ESTATE

**COMPLETELY  
REMODELED!**



## Features:

- Completed renovations include new siding, security gate, carpet, paint, restroom, and parking lot
- 12,000± SF plus approved mezzanine with forklift access
- Two 12' x 14' ground level doors
- 18' - 20' clear height
- 400 amp, 3 phase
- **\$950,000 (<\$80 PSF)**

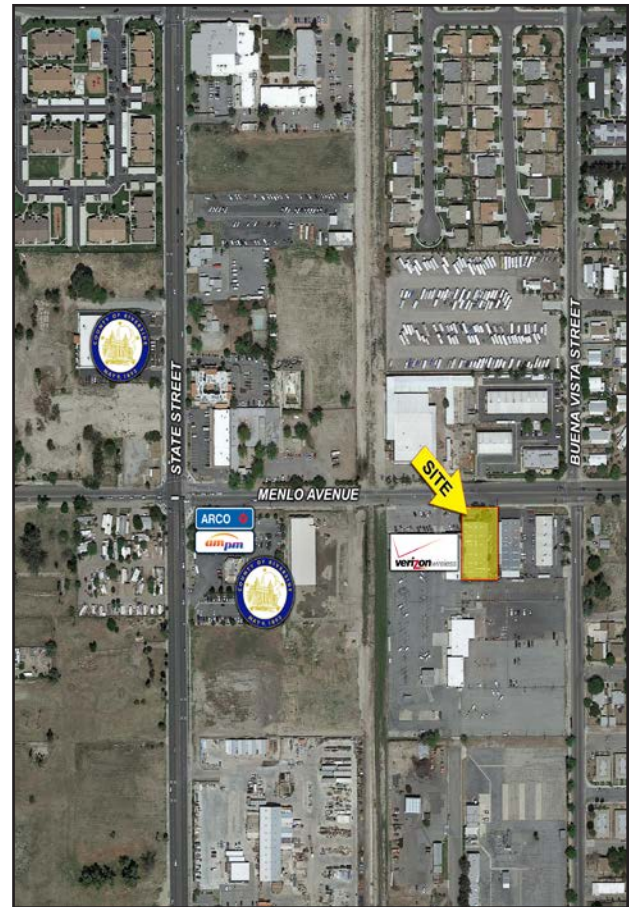
This offering consists of a single story industrial warehouse building situated on a parcel approximately one half acre in size. Conveniently located just off State Street, and highly visible along the frontage, the property has just been completely renovated.

The property benefits from the highly flexible M-1 (Limited Manufacturing) zoning for the area.

There are a series of offices in the front of the building representing about 10% of the overall buildout. This is an adequate allocation for this type of offering.

The County has recently acquired several acres in close proximity (State & Menlo) for the construction of a new local administrative center. There new complex will continue to drive up land and property values in the area.

445 E. Menlo is a well located, easy to maintain property with solid, successful local neighbors. At an asking price of \$950,000 it represents a great investment for most industrial users.



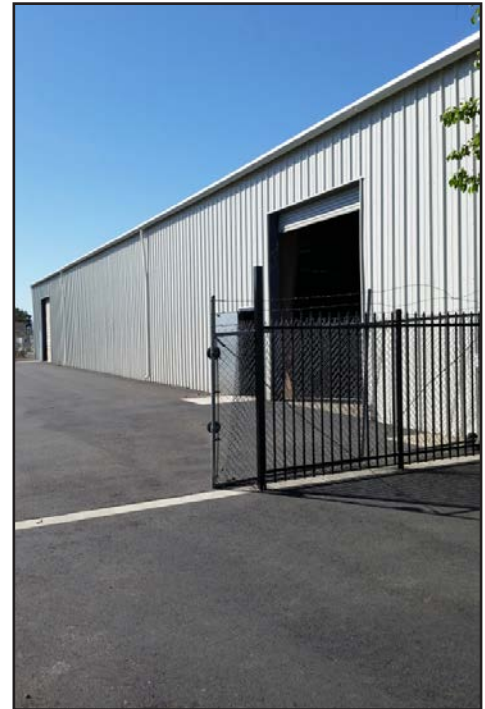
### EXCLUSIVELY LISTED BY:

**Jerry Palmer**  
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## PROPERTY PHOTOS



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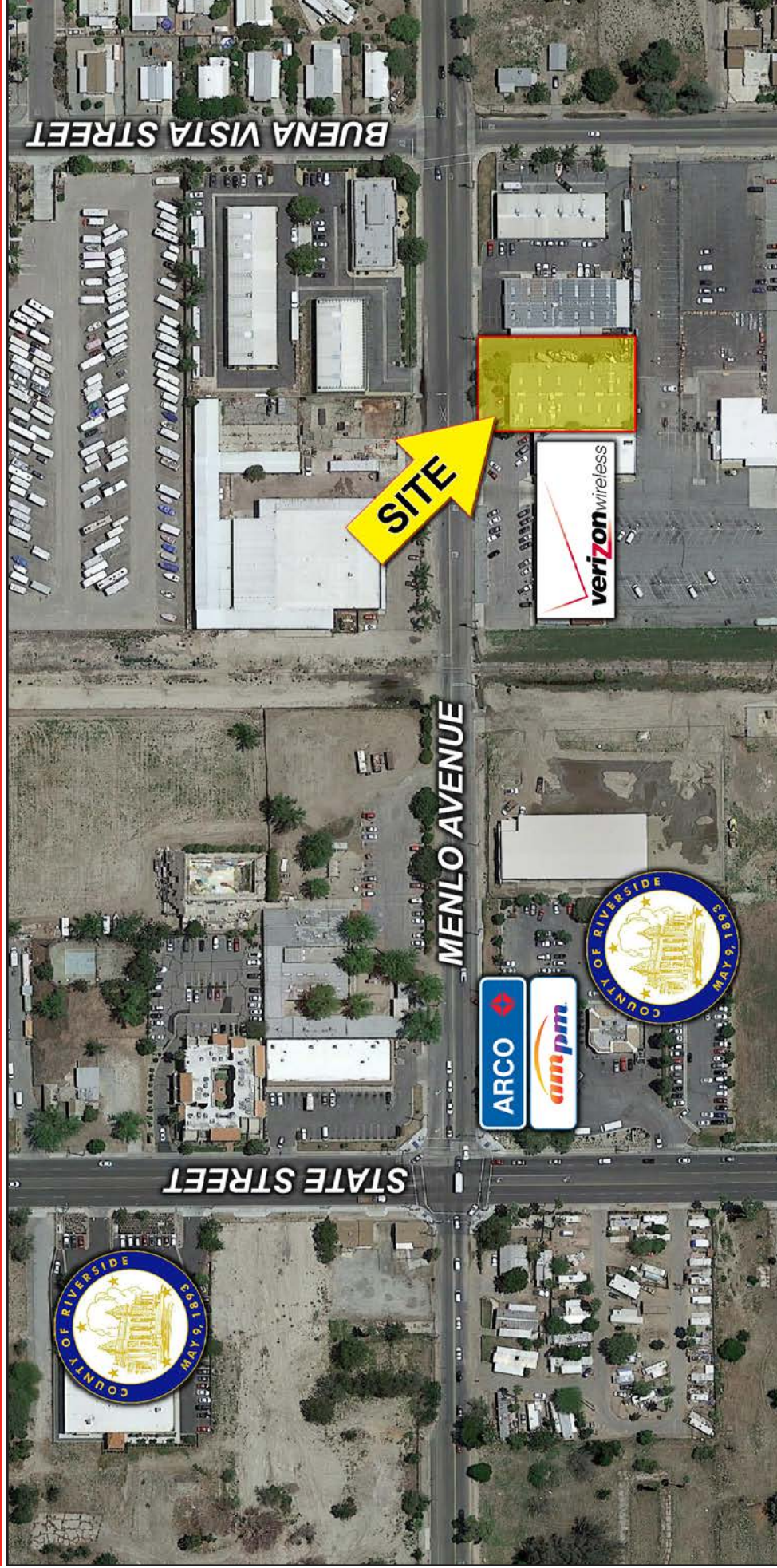
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**LOCAL AERIAL**



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