

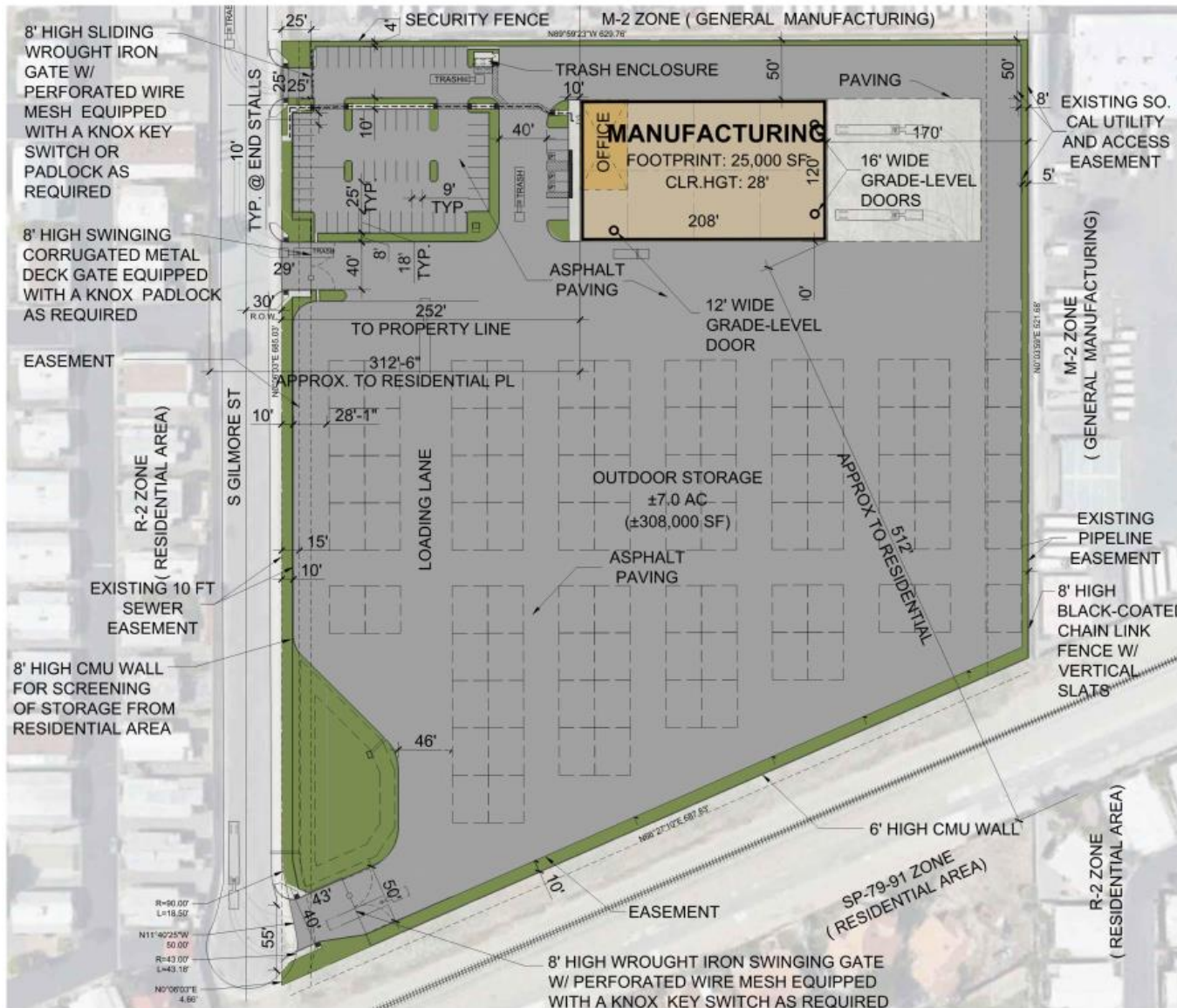


Acacia Ave. & Gilmore Street
HEMET, CA



± 9.20 Acres
**FOR SALE | FULLY ENTITLED
OUTDOOR STORAGE SITE**

APN# 456-140-008



PROJECT DATA:			DEVELOPMENT STANDARDS:	
SITE AREA:			ZONING: M-2	
GROSS:	10.08 AC		MAX. F.A.R.:	0.45
	439,048 SF		MAX. COVERAGE:	60%
			MAX. HEIGHT:	60 FT
R.O.W.			BUILDING SETBACKS:	
NET:	24,078 SF		FRONT:	15 FT
	9.53 AC		SIDE:	0 FT
	414,970 SF		REAR:	0 FT
BUILDING FOOTPRINT:			LANDSCAPE SETBACKS:	
BUILDING USE:	25,000 SF		FRONT:	15 FT
WAREHOUSE	22,000 SF		SIDE:	0 FT
OFFICE @ 12%	3,000 SF		REAR:	0 FT
COVERAGE:			LANDSCAPE REQ.:	
GROSS:	6%			10%
NET:	6%		OFF-STREET PARKING:	
PARKING REQUIRED:			STANDARD:	9X18
WAREHOUSE	1/500 SF	44 STALLS	DRIVE AISLE:	25 FT
OFFICE	1/250 SF	12 STALLS	OVERHANG:	2 FT
TOTAL		56 STALLS	TREE WELL:	5 FT
PARKING PROVIDED:			REQ. PARKING RATIO BY USE:	
STANDARD AUTO:	64 STALLS		WAREHOUSE:	1/1000 SF
	@ 2.56/1000 SF		MANUF:	1/500 SF
			OFFICE:	1/250 SF
REQ. ACCESSIBLE			NOTES:	
TOTAL	3 STALLS		1. Corner lot - 0 feet	
TRAILER:	0 STALLS		2. Street corner lot - 15 feet	
TRUCK DOCKS:			3. Adjacent to driveway or street - 10 feet	
GRADE-LEVEL DOORS			4. Adjacent to secondary street - 0 feet	
			5. Adjacent to residential street - 10 feet	
			6. Not adjacent to alley, street or residential street	
			7. Parking area landscaped	
			8. 20' x 30' over stall	

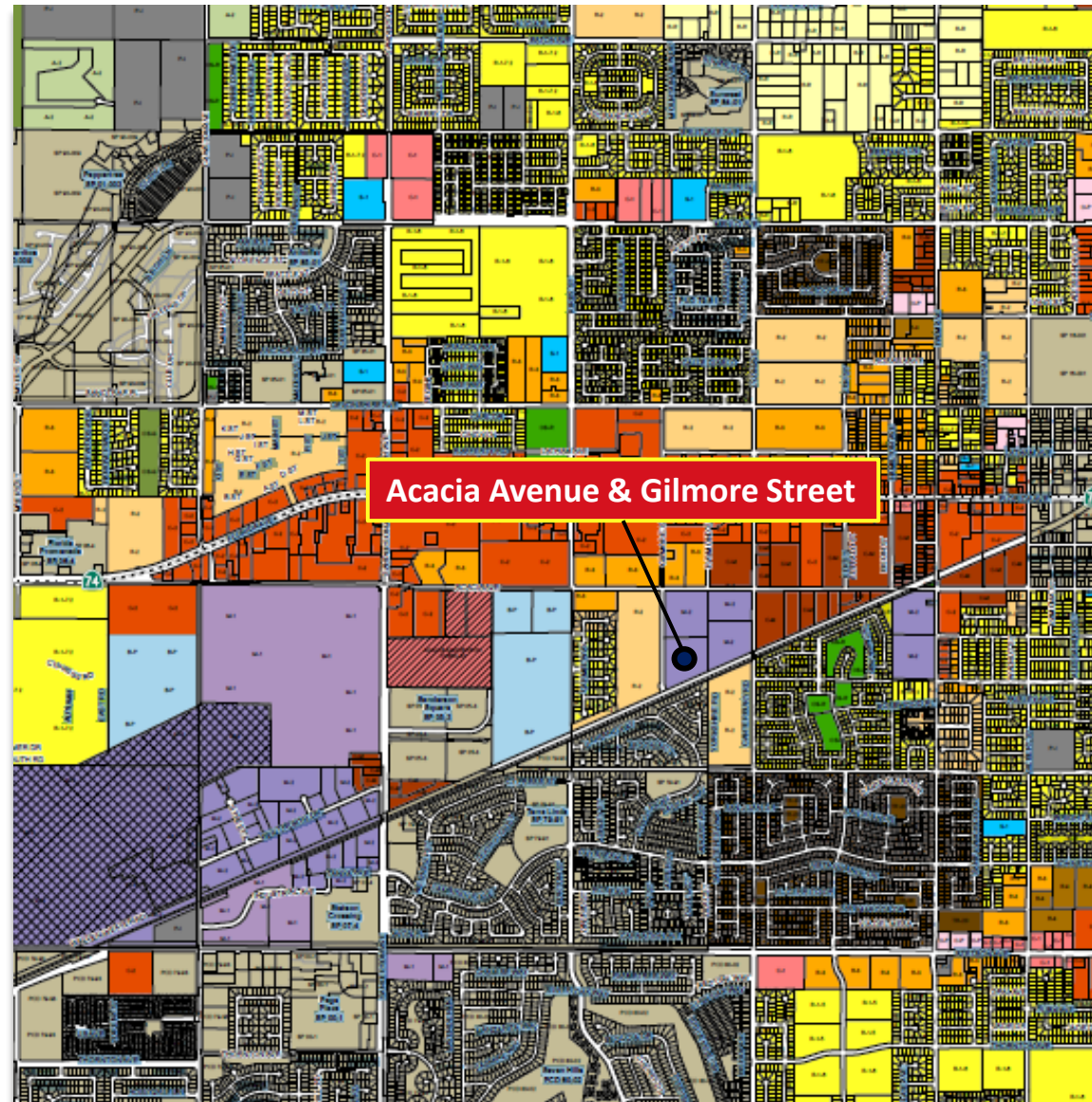
RENDERINGS



OPPORTUNITY ZONE SITE

- Zoned General Manufacturing
- Site Plan Approved and Entitled

Official Zoning Map: City of Hemet



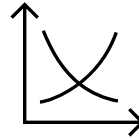
OPPORTUNITY ZONE SITE



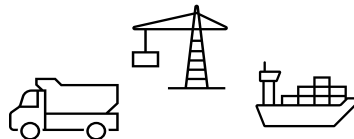
The ±9.20 Acre site is located off Acacia Avenue & Gilmore Street. This site is Zoned General Manufacturing and is recommended for industrial development.

- Fully Entitled
- Property is zoned for general manufacturing
- Please verify any required off site improvements

INVESTMENT HIGHLIGHTS



With multiple barriers to entry, the supply of new fully entitled outdoor storage yards in the Inland Empire is surpassed by the extraordinary tenant demand. This offers a rare opportunity to acquire an outdoor storage property providing immediate scale and access to a highly desirable niche product type. Purchasers shall verify approved uses with the City of Hemet.



Industrial yard space is a vital part of the global supply chain with compelling market fundamentals driven by limited supply and growing user demand. These “transfer nodes” within the supply chain provide support for all goods flowing into the region. With much lower capex than traditional industrial, yard sites also boast an above average tenant retention due to mainly to a lack of suitable alternatives nearby. Additionally, there is ample labor supply available nearby.

STRATEGIC LOCATION



DRIVE TIMES

- ±11.6 Miles to I-215 Freeway
- ±22.6 Miles to March Air Reserve Base
- ±37.4 Miles to BNSF Railway
- ±37.8 to San Bernardino International Airport
- ±47.3 Miles to Ontario International Airport
- ±93.3 Miles to Port of Los Angeles / Long Beach

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