

**Acacia Ave. & Gilmore Street**  
HEMET, CA



Seller Financing Available

**BEST DEAL IN THE INLAND EMPIRE!**

**\$6.21 PLSF | \$2,490,000**



± 9.20 Acres

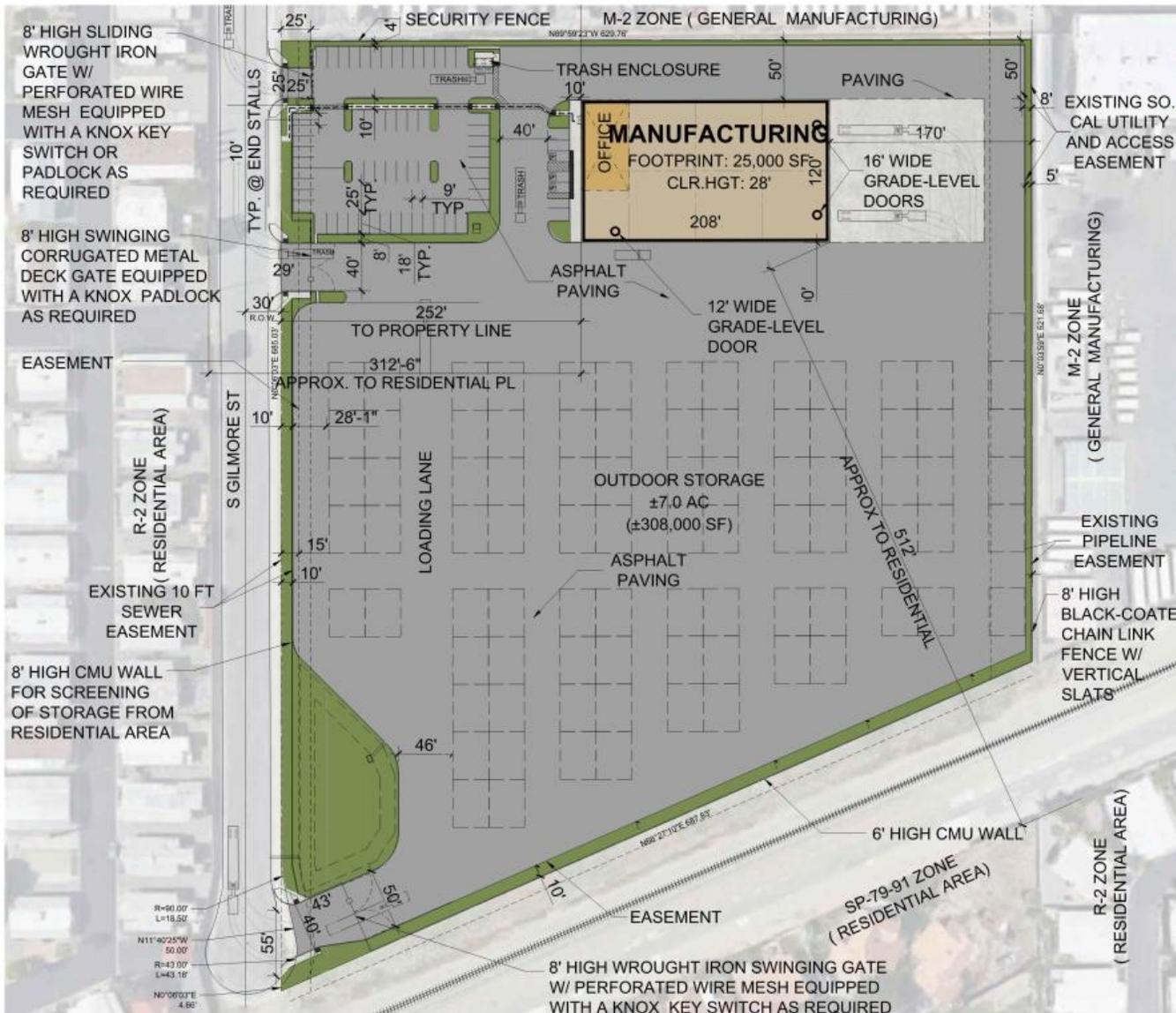
**FOR SALE | FULLY ENTITLED**  
**OUTDOOR STORAGE SITE**

# Acacia Ave. & Gilmore Street

## HEMET, CA



### APPROVED SITE PLAN



APN# 456-140-008

PROJECT DATA:		DEVELOPMENT STANDARDS:	
SITE AREA:		ZONING:	M-2
GROSS:	10.08 AC 439,048 SF	MAX. F.A.R.:	0.45
		MAX. COVERAGE:	60%
		MAX. HEIGHT:	60 FT
R.O.W.:	24,078 SF	BUILDING SETBACKS:	
NET:	9.53 AC 414,970 SF	FRONT:	15 FT
		SIDE:	0 FT
		REAR:	0 FT
BUILDING FOOTPRINT:	25,000 SF	LANDSCAPE SETBACKS:	
BUILDING USE:		FRONT:	15 FT
WAREHOUSE	22,000 SF	SIDE:	0 FT
OFFICE @ 12%	3,000 SF	REAR:	0 FT
COVERAGE:		LANDSCAPE REQ.:	10%
GROSS:	6%	OFF-STREET PARKING:	
NET:	6%	STANDARD:	9X18'
PARKING REQUIRED:		DRIVE AISLE:	25 FT
WAREHOUSE	1/500 SF 44 STALLS	OVERHANG:	2 FT
OFFICE	1/250 SF 12 STALLS	TREE WELL:	5 FT
TOTAL	56 STALLS	REQ. PARKING RATIO BY USE:	
PARKING PROVIDED:		WAREHOUSE:	1/1000 SF
STANDARD AUTO:	64 STALLS	MANUF:	3/500 SF
	@2.56/1000 SF	OFFICE:	1/250 SF
	3 STALLS	NOTES:	
TRUCK DOCKS:	3	1. 10' minimum width - 10 feet	
		2. 10' minimum width and depth - 10 feet	
		3. 10' minimum width and depth - 10 feet	
		4. 10' minimum width and depth - 10 feet	
		5. 10' minimum width and depth - 10 feet	
		6. 10' minimum width and depth - 10 feet	
		7. 10' minimum width and depth - 10 feet	
		8. 10' minimum width and depth - 10 feet	
		9. 10' minimum width and depth - 10 feet	
		10. 10' minimum width and depth - 10 feet	

Contractor Available to Construct Building

### LAKE CREEK INDUSTRIAL LLC

13681 Newport Ave, Ste 8301  
Tustin, CA 92780

Michael Johnson  
Principal

(786) 200-9681

[mj@lakecreekindustrial.com](mailto:mj@lakecreekindustrial.com)

[www.lakecreekindustrial.com](http://www.lakecreekindustrial.com)

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## RENDERINGS



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## 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



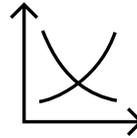
### City of Hemet Contact

Community Development  
Director

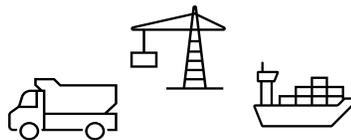
Monique Alaniz-Flejter  
(951) 765-2370

Approved for 29 Daily Truck Trips  
and  
60 Daily Total Project PCE Trips

## 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.



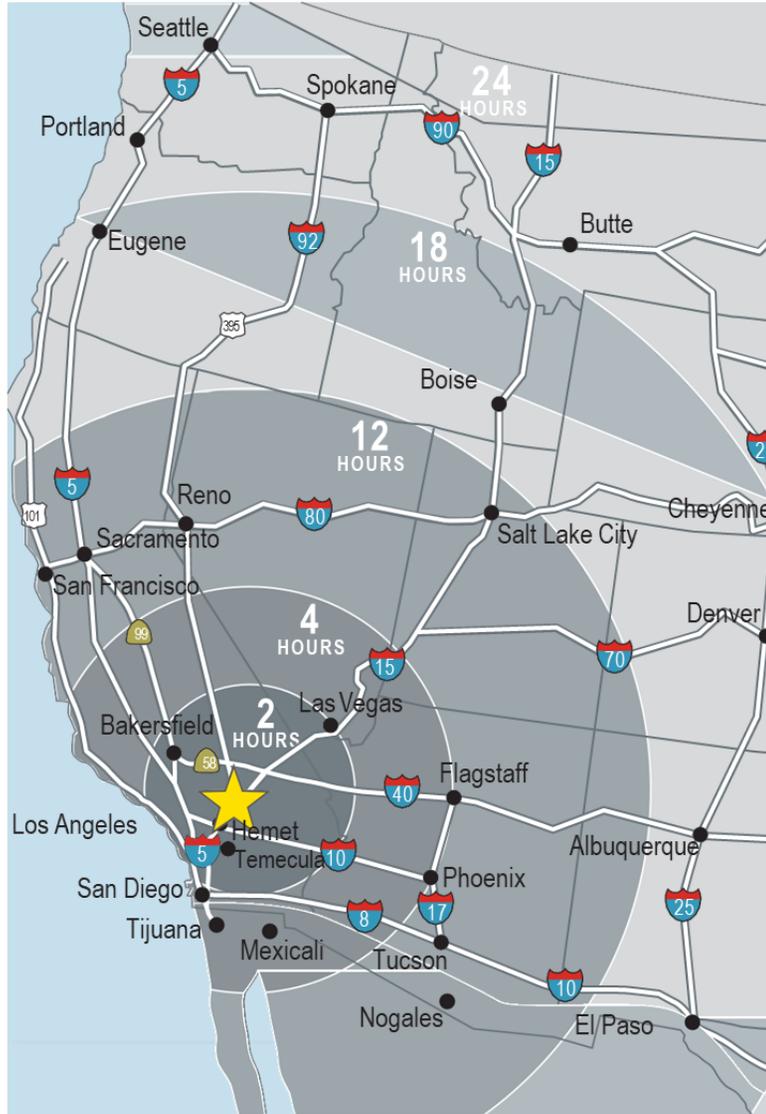
Industrial yard space is a vital part of the global supply chain with compelling market fundamentals driven by limited supply and growing user demand. These “transfer nodes” within the supply chain provide support for all goods flowing into the region. With much lower capex than traditional industrial, 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.

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## 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

# Contact Information

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