

# 1.99 ACRE STORAGE YARD FOR LEASE

NEAR EXPRESSWAY 86, THERMAL



## NWC AVENUE 66 & PIERCE ST, THERMAL, CA

### FEATURES

- 1.99 acre storage yard available for lease
- Ideal location for outdoor storage, contractor yards, equipment parking, agricultural support storage, or related uses
- Convenient location at the corner of Avenue 66 and Pierce Street, just west of Expressway 86
- Zoning allows for outside storage of materials and agricultural uses

**LEASE RATE: \$2,200/MO MOD. GROSS**



VICINITY MAP



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# 1.99 ACRE STORAGE YARD FOR LEASE

## AERIAL & SITE AMENITIES

NWC AVENUE 66 & PIERCE ST, THERMAL



## SITE AMENITIES

- **Location:** Property is located at the northwest corner of Avenue 66 & Pierce Street in Thermal, CA.
- **Zoning:** [A-1-10 \(Light Agriculture, 10 acre minimum lot size\)](#) - [Click to view](#)
- **General Plan:** AG (Agriculture) - APN 749-080-019; CR (Commercial Retail) APN 749080-025
- **APN:** 749-080-019 (.74 AC); 749-080-025 (1.25 AC)
- **Parcel Size:** 1.99 AC
- **Utilities: Domestic Water:** 24" Main Line on Ave 60 & Fillmore St-Pierce St
- **Sewer:** 18" force main line on Pierce St
- **Electric:** In Street
- **Comments:** Convenient access to the nearby Expressway 86 interchange provides efficient connectivity for transportation and logistics. The site is zoned for storage use, making it well-suited for outdoor storage, contractor yards, equipment parking, agricultural support storage, or related low-intensity operations, subject to local permitting requirements. Surrounding land uses consist primarily of farmland, agricultural residences, and light rural commercial activity.

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