

E. MENLO AVE.

# ±2.35 ACRES OF COMMERCIAL LAND FOR SUBLEASE

170 E. OAKLAND AVENUE  
HEMET, CA

ARCO

N. STATE ST.

E. OAKLAND AVE.

## PROPERTY HIGHLIGHTS:

- ±2.35 Acres
- Total SF: ±102,344 SF
- Site may be divisible, contact broker for details
- [Zoning: M-2 Hemet Allowable Uses](#) (Tenant to Verify)
- Ideal for Contractor yard, equipment storage, fleet parking, or similar industrial outdoor storage (IOS) uses.
- Secure Gated Access from E Oakland Ave
- Available Immediately

- Master Lease Expires: 10/31/2028
- **HIGHLIGHTS:**
  - Concrete paved
  - Fenced
  - Secure Access
  - Level lot
  - Water Available

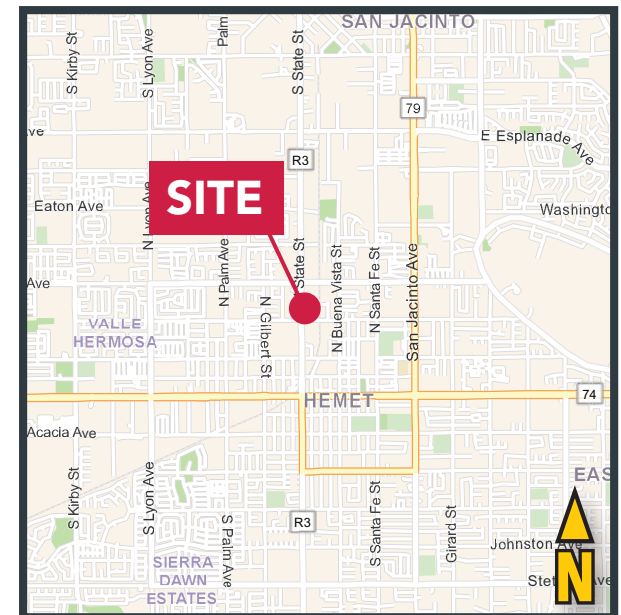
**ASKING RATE:**  
**\$0.12 PSF/MONTH GR**  
**\$12,281 PER MONTH FOR INITIAL YEAR**

### BEN WELLER

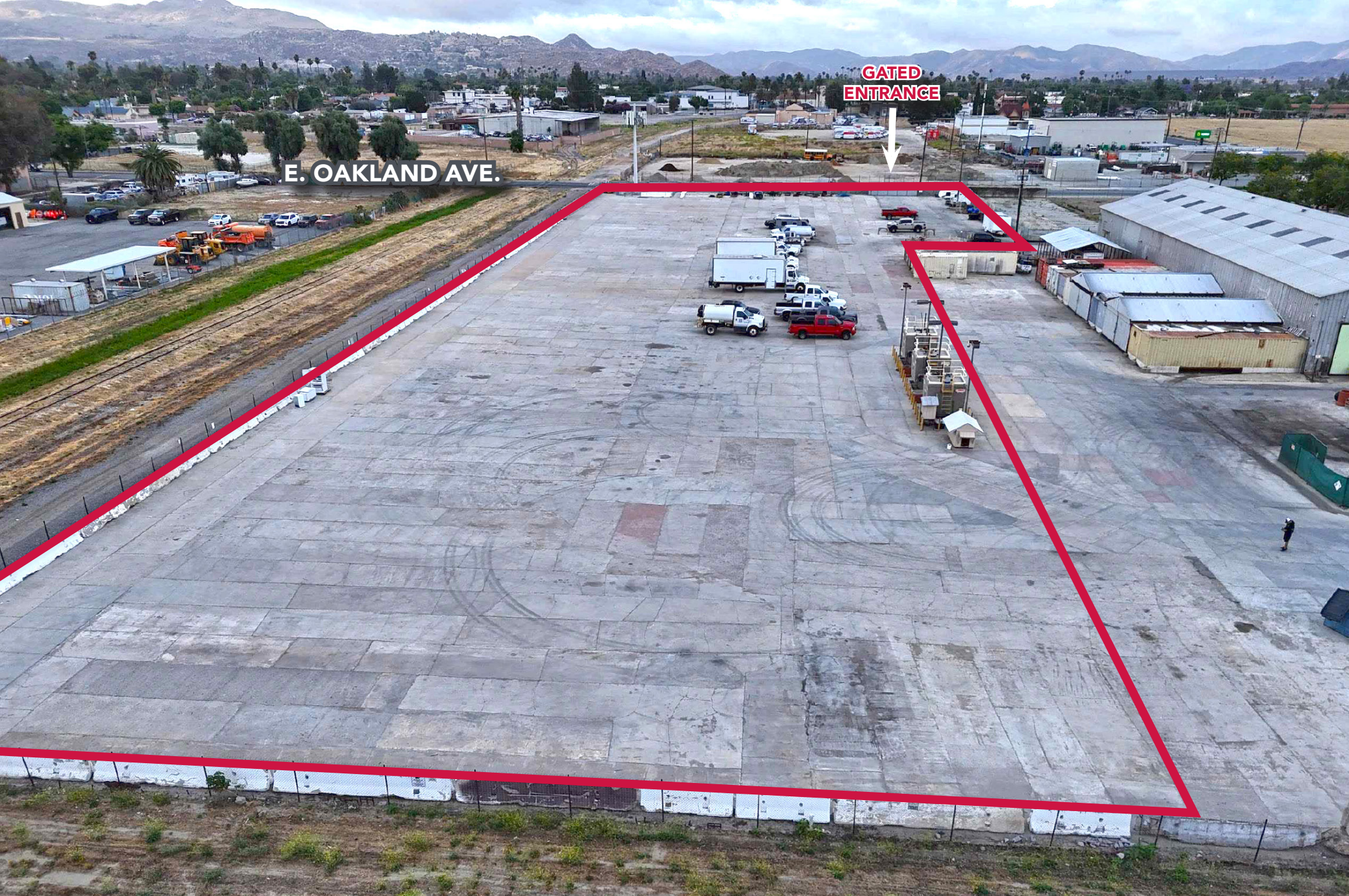
951.445.4561  
bweller@leetemecla.com  
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### CHARLEY BLACK

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**GATED  
ENTRANCE**

**BEN WELLER**

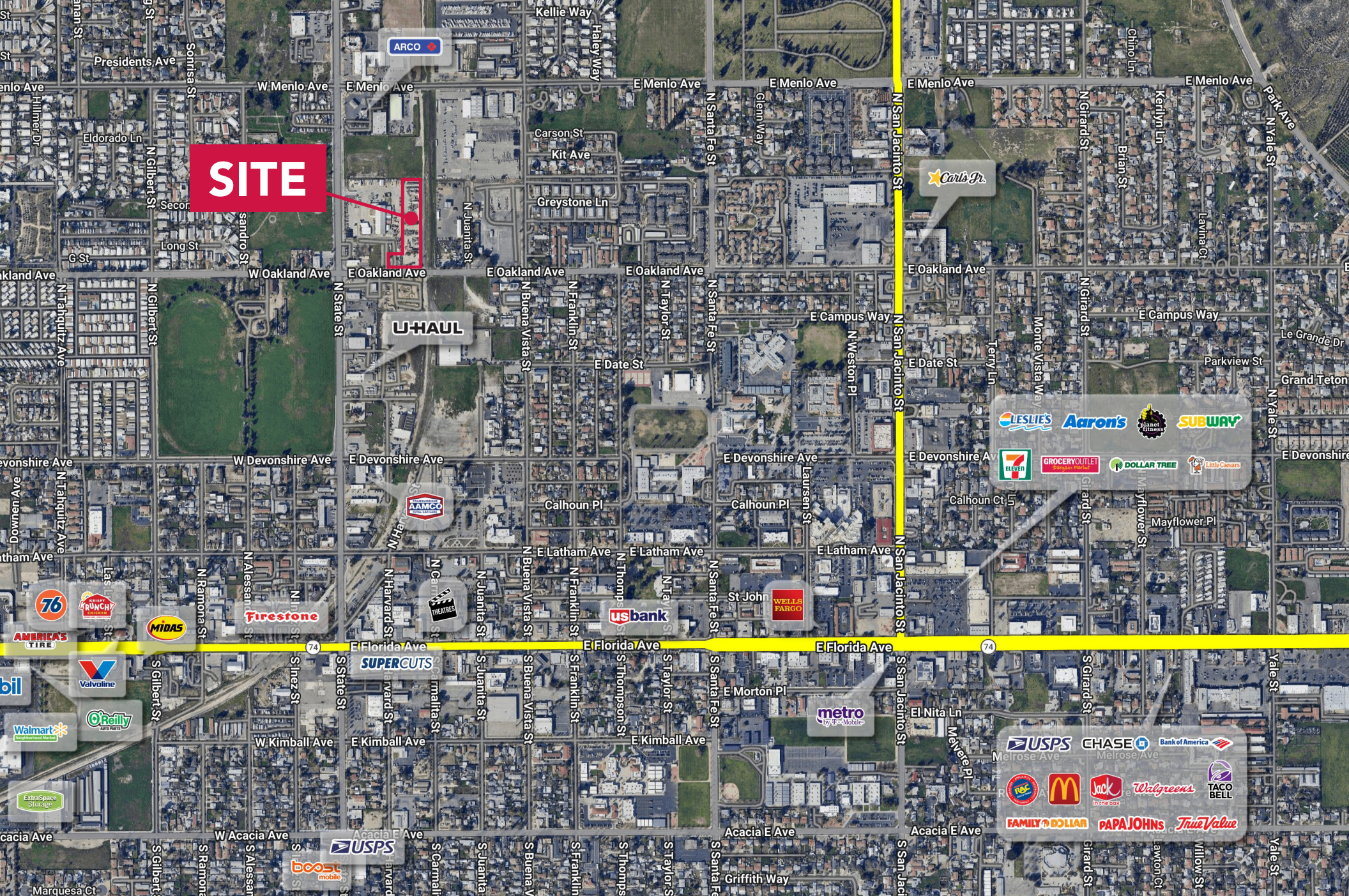
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