



IMPERIAL INDUSTRIAL PARK

Available for Sale
Exclusively by **Tegar Corp**

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PROPERTY INFORMATION

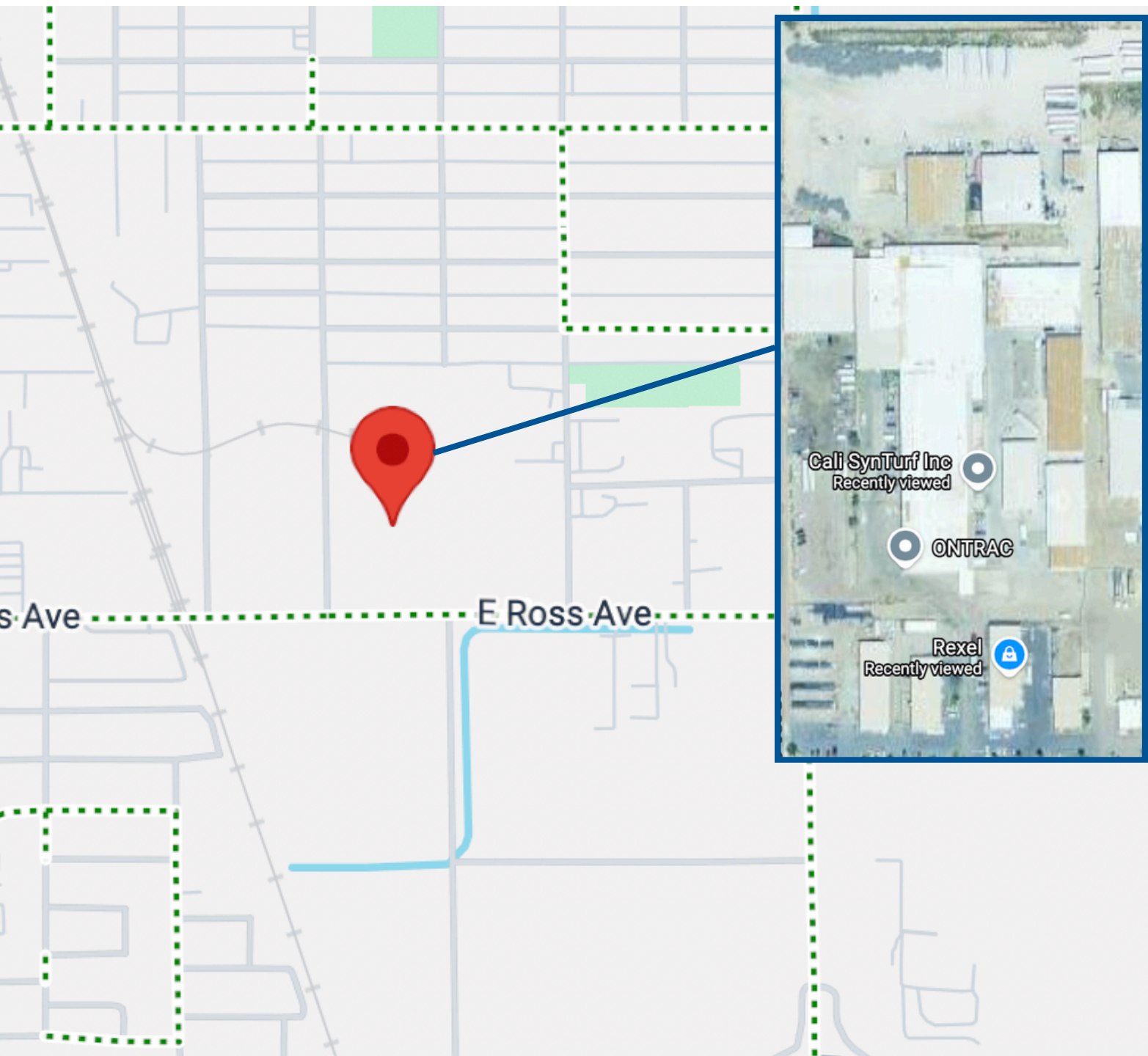
This El Centro Industrial Hemp Facility offers 126,000 square feet of heavy-duty warehouse and manufacturing space across six recently renovated buildings on 7 acres. Approved by the City for hemp drying and storage, the property features 3-phase power (approx. 2,500 MW), fire sprinklers, a two-story office, three truck wells, a double-sided loading dock, and a rail spur. Over \$300,000 has been invested in modern upgrades, including new metal sheeting and structural improvements. Located in the heart of El Centro's Industrial Park near I-8 and within the Foreign Trade Zone, this secure, high-capacity facility is ideally suited for large-scale hemp growers and drying operations seeking efficiency, accessibility, and long-term scalability.



PROPERTY DETAILS	
RENTAL RATE	\$4.80 / SF / YEAR
NUMBER OF TENANTS	11
GROSS LEASEABLE AREA	126,000 sq/ft
YEAR BUILT	1966
PROPERTY TYPE	Warehouse
PARKING SPOTS	60

LOCATION INFORMATION

120 E Ross Ave
El Centro, CA 92243





El Centro Industrial Park offers 126,000 square feet of heavy-duty warehouse and manufacturing space across six upgraded buildings on 7 acres, fully approved for hemp drying and storage.

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	
PRICE	\$4,500,000
NET INCOME	\$ 414,024 / YR



RENT ROLL

TOTAL EXPECTED	MONTHLY RENT	ANNUAL RENT
PINEAPPLE ELECTRONICS	\$7,600 / MO	\$91,200 / YR
GW EXPRESS	\$5,250 / MO	\$63,000 / YR
SEEDS	\$3,400 / MO	\$40,800 / YR
WORLD CLASS LIGHTING	\$3,000 / MO	\$36,000 / YR
DIEGO'S WHOLESALE	\$2,912 / MO	\$34,944 / YR
CAL TURF	\$1,300 / MO	\$15,600 / YR
VGB GLOBAL	\$2,400 / MO	\$28,800 / YR
YU PAN	\$1,300 / MO	\$15,600 / YR
FOAM EXPERTS ROOFING	\$2,040 / MO	\$24,480 / YR
BRIAN BACHAR	\$1,300 / MO	\$15,600 / YR
INTERNATIONAL CULTURAL EXCHANGE GROUP INC.	\$4000 / MO	\$48,000 / YR

TOTAL EXPECTED	\$ 34,502 / MO	\$ 414,024 / YR
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EXPENSE SUMMARY

UTILITIES	PER YEAR
<u>INTERNET AND PHONE</u>	\$615
<u>WASTE</u>	\$1638.27
<u>WATER</u>	1902.12
<u>ELECTRICITY</u>	\$25,898.74
TOTAL UTILITIES	\$30,054.13

EXPENSES	PER YEAR
<u>PEST CONTROL</u>	\$202.00
<u>HANDYMAN</u>	\$3768.00
<u>PROPERTY TAXES (2025)</u>	\$11,082.79
<u>FIRE PROTECTION/SECURITY</u>	\$875.88
<u>STATE TAX</u>	\$902.35
TOTAL EXPENSES	\$16,831.02

TOTAL	\$46,885.15
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LET'S WORK TOGETHER



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