

FOR SALE

7,400 SF INDUSTRIAL BUILDING

491 E. MENLO AVENUE
HEMET, CA 92543



FEATURES:

- Approximately 7,400 SF
- Three (3) large roll-up doors facing west
- Two (2) restrooms
- Excellent Ceiling height
- Electricity: 400 Amps, 3-phase service (Buyer to Verify)
- Zoning: M-1 Light Industrial (City of Hemet) – Buyer to verify
- Property is fenced with neighbor's property
- Gate on Buena Vista Street side
- Lot Size: $\pm 23,000$ SF
- APN 443-070-017
- Additional storage container on site ± 300 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population:	16,266	130,952	182,262
Daytime Population:	12,264	72,715	96,723
Avg. Household Income:	\$62,608	\$81,248	\$87,983

Source: Regis

TRAFFIC COUNTS

11,683 CPD

E. Menlo Ave & Buena Vista St.

Source: Regis



Rosenthal & Excell
Commercial Real Estate Services, Inc.

1600 East Florida Ave., Suite 110

Hemet, CA 92544

Office: (951) 658-2559 • Fax: (951) 658-7690

hrge@rosenthalexcell.com

For More Information Contact:

Guy W. Excell or
Howard B. Rosenthal
(951) 658-2559

DRE #01138381

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AIR COMPRESSOR



**FRAME STRAIGHTENING
MACHINE**



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MACHINE**



**ELECTRICAL
SWITCH GEAR**



PAINT MIXING ROOM



**PAINT SPRAY
BOOTH - INTERIOR**



**PAINT SPRAY
BOOTH - EXTERIOR**



**STORAGE
CONTAINER - OUTSIDE**



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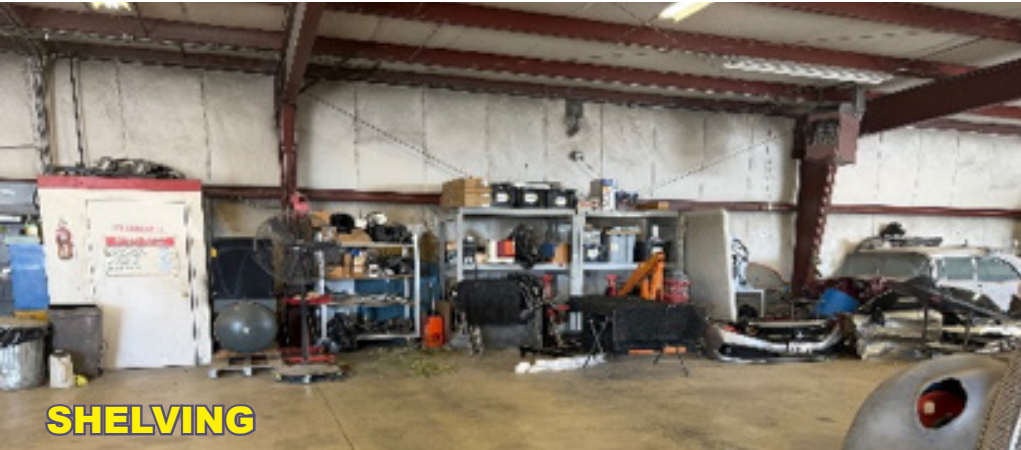
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SHELVING



OFFICE - EXTERIOR



WEST FRONT AREA



OFFICE - INTERIOR



**THREE ROLLUP
DOORS**



**MENLO AVE. STREET
FRONTAGE**



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