

Acacia Ave. & Gilmore Street
HEMET, CA



Seller Financing Available

BEST DEAL IN THE INLAND EMPIRE!
\$6.21 PLSF | \$2,490,000



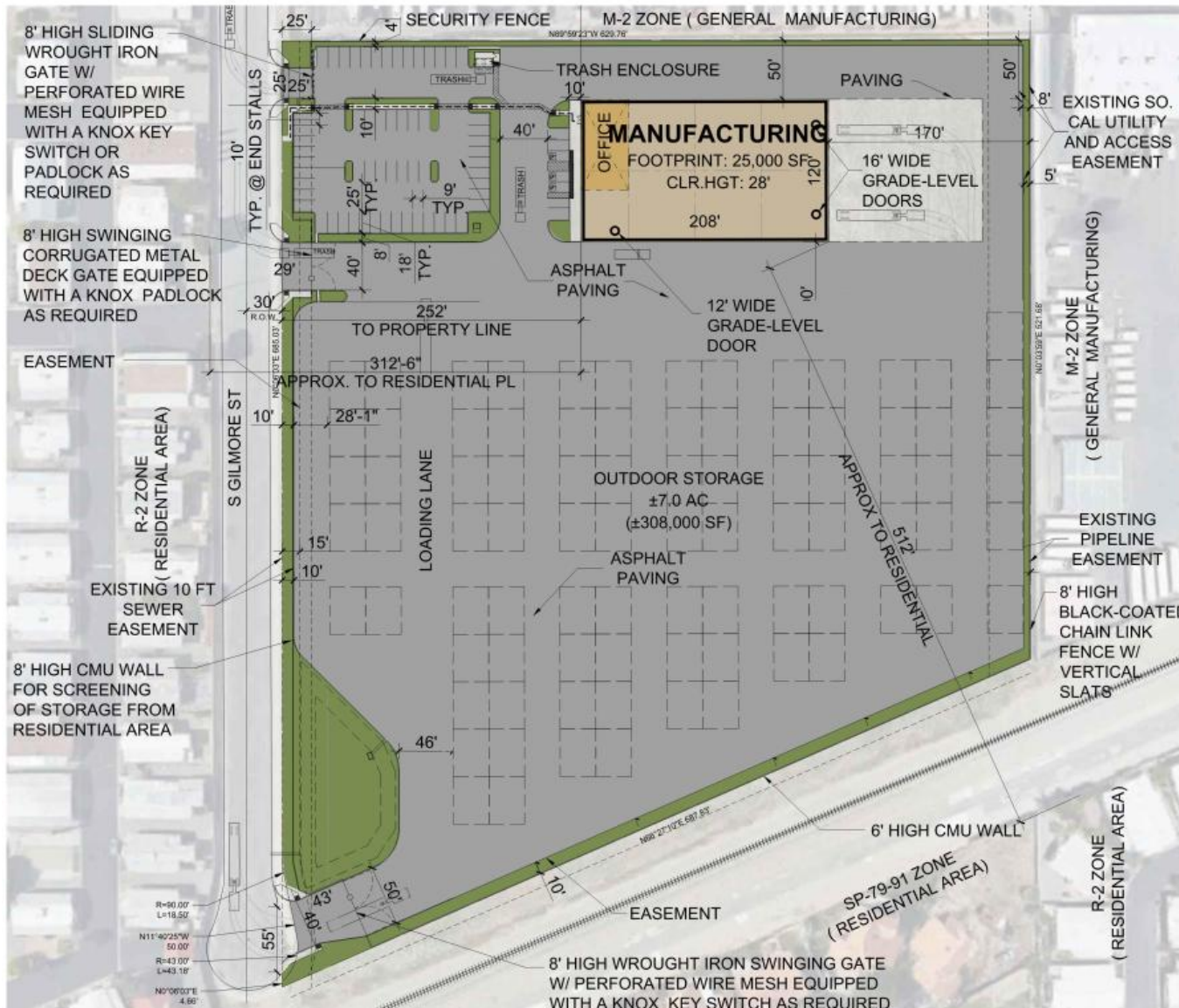
± 9.20 Acres
FOR SALE | FULLY ENTITLED
OUTDOOR STORAGE SITE

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		MAX. F.A.R.:	0.45																																																																																					
	439,048 SF		MAX. COVERAGE:	60%																																																																																					
			MAX. HEIGHT:	60 FT																																																																																					
R.O.W.	24,078 SF		BUILDING SETBACKS:																																																																																						
NET:	9.53 AC		FRONT:	15 FT																																																																																					
	414,970 SF		SIDE:	0 FT																																																																																					
			REAR:	0 FT																																																																																					
BUILDING FOOTPRINT:	25,000 SF		LANDSCAPE SETBACKS:																																																																																						
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:	5 FT	OFFICE 1/250 SF	12 STALLS		TREE WELL:		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	REQ. ACCESSIBLE	3 STALLS		NOTES:		TOTAL	67 STALLS		1. Setback to side - 0 feet		TRAILER:	0 STALLS		2. Setback to rear - 0 feet		TRUCK DOCKS:			3. Setback to front - 0 feet		GRADE-LEVEL DOORS	3		4. Setback to side - 0 feet					5. Setback to rear - 0 feet	
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:	5 FT	OFFICE 1/250 SF	12 STALLS		TREE WELL:		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	REQ. ACCESSIBLE	3 STALLS		NOTES:		TOTAL	67 STALLS		1. Setback to side - 0 feet		TRAILER:	0 STALLS		2. Setback to rear - 0 feet		TRUCK DOCKS:			3. Setback to front - 0 feet		GRADE-LEVEL DOORS	3		4. Setback to side - 0 feet					5. Setback to rear - 0 feet						
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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
www.lakecreekindustrial.com

Acacia Ave. & Gilmore Street

HEMET, CA



RENDERINGS



Acacia Ave. & Gilmore Street

HEMET, CA



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

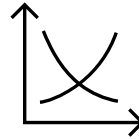
City of Hemet Contact

Community Development
Director

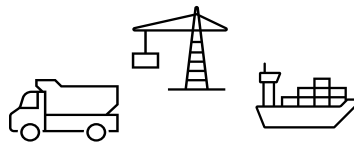
Monique Alaniz-Flejter
(951) 765-2370

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

Sharon Wortmann

Managing Director

License# 01420298

+1 323 605 3318

sharon.wortmann@jll.com

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For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties.

JLL is a Fortune 500 company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated.

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SEE A BRIGHTER WAY

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