

2648 W. RAMSEY STREET
Banning, CA 92220

FOR SALE

**3 FREESTANDING BUILDINGS TOTALING $\pm 41,000$ SF
 $\pm 27,000$ SF OWNER/USER AVAILABLE WITH COLD STORAGE**

**\$228,000.00
ANNUAL
GROSS RENT**



(133,613 CPD)

W. RAMSEY STREET (15,918 CPD)

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

W. RAMSEY STREET (15,918 CPD)



(133,613 CPD)

N. 22ND STREET

BUILDING SPECS

Address	2648 West Ramsey Street, Banning, CA 92220
Building Sizes	Main Bldg. = 27,000 SF Refrigerated Bldg. = 8,000 SF (LEASED) Metal Bldg. = 6,000 SF (LEASED)
Lot Size	4.53 Acres
ANNUAL GROSS RENT	\$228,000.00
APNs	538-190-011 & 538-190-040
Zoning	HSC (Highway Servicing Commercial)
Clear Height	±18
Yard	Yes
Power	Heavy Power 1,000+ Amps, 3 Phase, 4 Wire System
Sale Price	\$4,950,000.00

PROPERTY HIGHLIGHTS

- 3 Buildings Totaling Approximately 41,000 Consisting of the Main Building which is 27,000 Square Feet, a Refrigerated Building with 8,000 Square Feet and a Metal Building with 6,000 Square Feet
- There is a Total of Approximately 18,000 Square Feet of Cold Storage in Two of the Buildings
- Heavy Power 1,000+ Amps, 3 Phase, 4 Wire System
- Three Existing Tenants Generating \$228,000.00 Gross Annual Rent
- 4.53 Acres of Land. Situated Adjacent to the I-10 Freeway. Close Proximity to the 22nd Street Off-Ramp
- Property Zoning is HSC (Highway Servicing Commercial)
- Large Freeway Visible Pole Sign
- Life Safety Fire Sprinkler System
- Main Building has 6 Dock High Doors 8,000 Sq. Ft. Refrigerated Building has 4 Dock High Doors

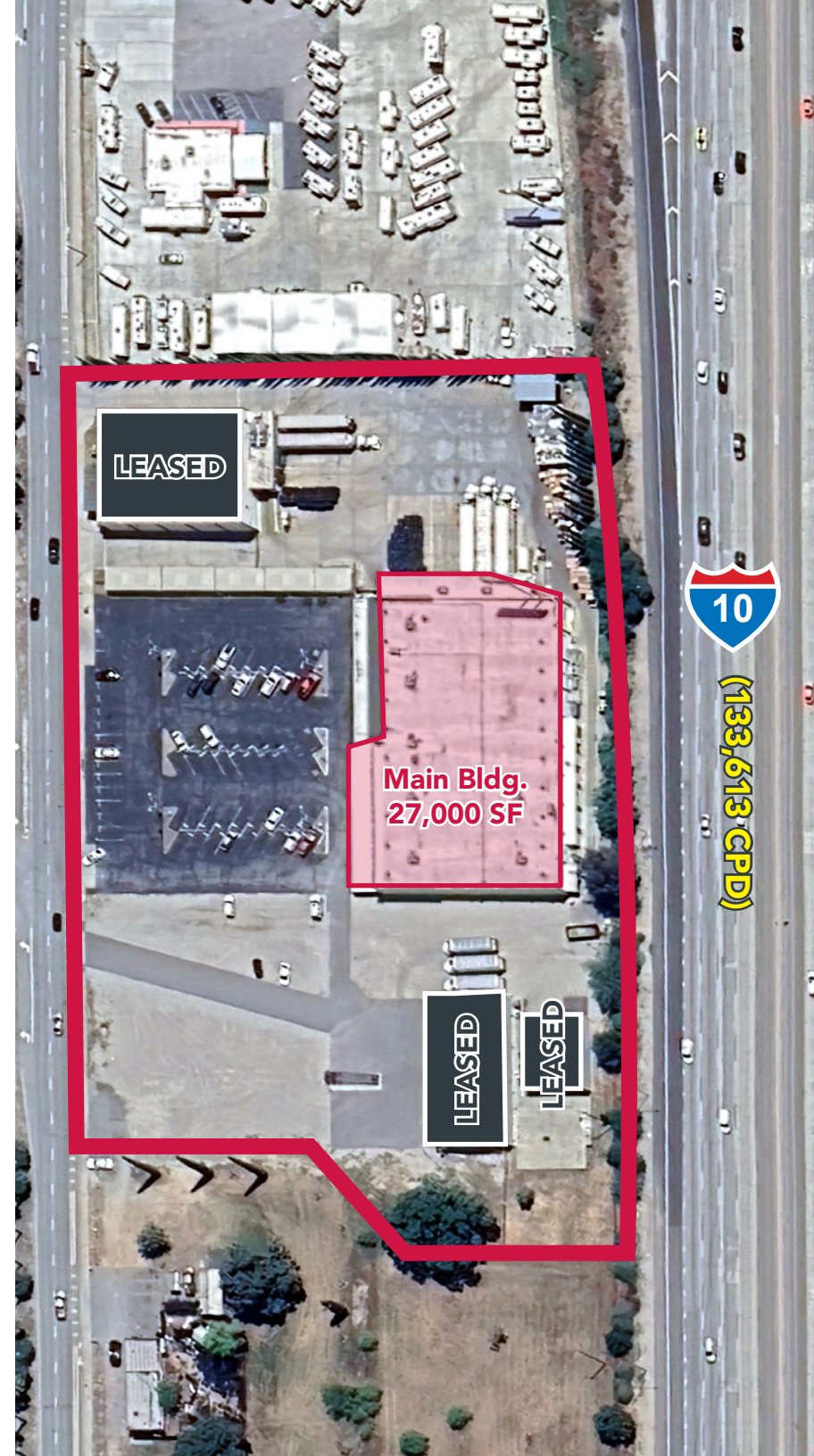
DEMOGRAPHICS

	1 mile	3 mile	5 mile
 Population	6,921	37,632	72,139
 Households	2,456	13,653	25,106
 Total Employees	1,268	8,001	17,998
 Avg. Household Income	\$81,796	\$91,325	\$100,859

TRAFFIC COUNTS



(133,613 CPD)





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