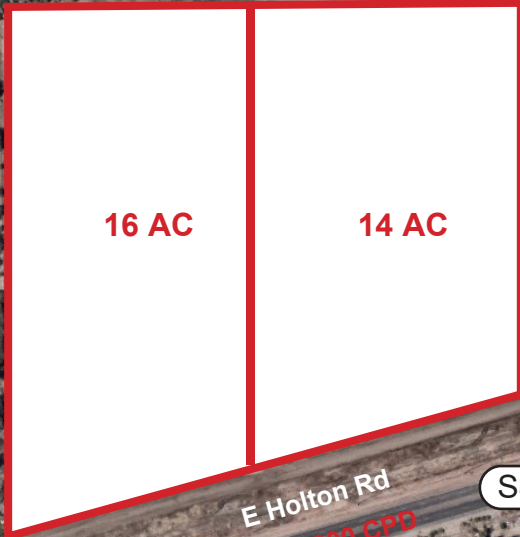


10 INDUSTRIAL STRUCTURES
approx 145,000 sq ft
on Evan Hewes Highway (S80),
El Centro CA



Old Hwy 111 20,700 CPD

Imperial Valley Pioneers Fwy 26,500 CPD

111

S80

E Holton Rd
E Evan Hewes Hwy 15,800 CPD

FOR
SALE

Zoned M-2: Medium Industrial
30 Acres+ Overhangs
El Centro, CA



Approx 30 Acres
Gross

Investment Sale of Industrial Land in Opportunity Zone

OPPORTUNITY ZONE

OPPORTUNITY ZONE INCENTIVES - REAL ESTATE INVESTMENT & DEVELOPMENT OPPORTUNITY

The amended the **Investment in Opportunity Act in 2017** Internal Revenue Service code to authorize the designation of opportunity zones in qualified communities and to provide tax incentives for investments in the zones, including deferring the recognition of capital gains that are reinvested in the zones. are designed to spur economic growth.

Call for sale and ground lease opportunities..

Linda L. Barrientos
(760) 562-8000
Linda@LindaRE.com
BRE #01092902



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PROPERTY CENTRALLY LOCATED TO
FOLLOWING BUSINESS DESTINATIONS

- YUMA, ARIZONA
- MEXICALI, MEXICO
- SAN DIEGO, CALIFORNIA
- LOS ANGELES, CALIFORNIA
- LITHIUM VALLEY

*High-traffic location on Holton Rd ~15,800 vehicles passing daily
prime visibility for maximum exposure*



**CHECK OUT
PICTURES
HERE, SCAN
FOR ACCESS**



Call for sale and ground
lease opportunities.

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