

FOR LEASE

3303 US HIGHWAY 86 | IMPERIAL, CA 92251

Industrial warehouse + secured outdoor storage yard



\$7,500 / MONTH

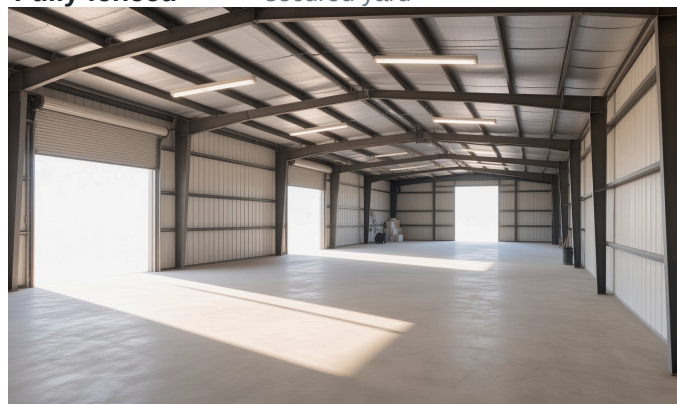
\$0.92/SF/MONTH | NO NNN OR CAM

+ \$500 / ACRE / MONTH

for additional available acreage

PROPERTY HIGHLIGHTS

- ±8,141 SF industrial building
- ±1,258 SF office component
- ±2 acres initial site area
- Up to ±8 acres total property available
- 14' clear ceiling height
- 3 grade-level doors
- M-1 zoning
- Fully fenced secured yard



LEASE STRUCTURE

- 3-year initial term
- 3% annual rent increases
- One 3-year extension option
- 3% increases continue during option
- Tenant pays utilities
- Tenant maintains/repairs leased premises
- Tenant pays for tenant-specific improvements



LEASING INFORMATION

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Information subject to verification and final lease agreement.