



11.82 ACRE INDUSTRIAL SITE

IMPERIAL COUNTY, CA

PRICE: \$1,800,000 // \$3.50/SF





PROPERTY DETAILS

HIGHLIGHTS:

- 11.82 acres of industrial land
- 10,000 SF minimum lot size
- In Opportunity and Cannabis Zones
- Calexico Sphere of Influence

This fully-fenced industrial site is currently leased on a month-to-month basis to a vehicle storage tenant. It is just west of the City of Calexico and is in the City's Sphere of Influence. It is an Opportunity Zone site that also benefits from a location in the Cannabis Zone as well as a low minimum lot size.

The adjacent self-storage facility is also available.

LOCATION:

Highway 98, Calexico, Imperial County, CA.

Site is approximately 700 feet east of Kemp Road and 0.9 miles north of the International Border with Mexico.

See location map on last page.

TRAFFIC COUNT

8,800 Average Daily Trips on Highway 98 at the subject site

APN:

058-180-006

SIZE:

11.82 acres

UTILITIES:

All utilities are believed to be at or near the property.

DEVELOPMENT CRITERIA

JURISDICTION:

County of Imperial

ZONING:

Light Industrial with Non-Residential and Urban Area overlays (M1NU)
define as:

Light Industrial (M-1):	Area for wholesale commercial, storage, trucking, assembly type manufacturing and other similar light industrial uses.
No Residential (N) Overlay:	Prohibits residential uses
Urban (U) Overlay:	Identifies Urban areas as designated on the County's General Plan
Cannabis Zone:	The property is within the County of Imperial Cannabis Zone

GENERAL PLAN DESIGNATION:

Urban Area

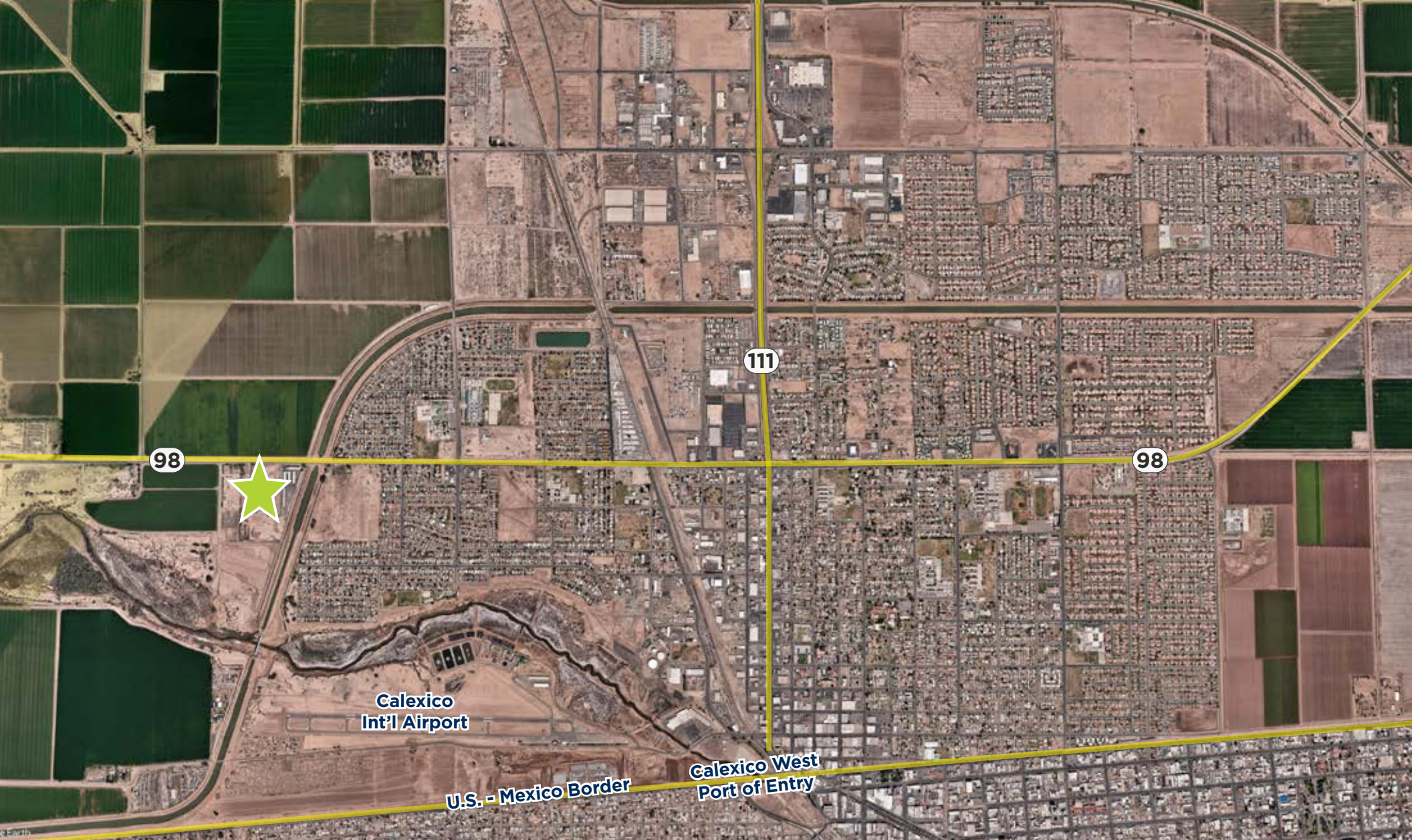
MINIMUM LOT SIZE:

10,000 square feet

MAXIMUM HEIGHT:

Buildings and structures shall not exceed six (6) stories or 80 feet.





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