

FOR LEASE | INDUSTRIAL AND MANUFACTURING SITE
1210 2nd Street, El Centro, CA 92243



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PROPERTY INFORMATION

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PROPERTY OVERVIEW

The property is comprised of two parcels that total 1.24 acres. The ideal use will utilize the 2,000 square foot building for administrative uses, and the yard for storage, parking, and inventory. This is the ideal size for the agricultural and manufacturing uses in the El Centro area.

ML Light Manufacturing Zoning Uses: Fabrication, manufacturing, assembly or processing of materials, automotive services, plumbing, electrical, mechanical shops, auto wrecking/tow, outside storage, and recycling centers.

PROPERTY HIGHLIGHTS

Rental Rate/Month:	\$4,438.00/month
Type:	Modified Gross
Term:	3 Years
Rentable Building Area:	2,000 SF
Year Built:	1990
Property Type:	Industrial
Property Subtype:	Service
APN:	053-492-013-000 28,342 SF / 0.65 acres 053-492-014-000 25,663 SF / 0.59 acres
Total Acres:	1.24 acres
Zoning:	ML- Light Manufacturing
Cross Street:	Ross Ave





Front Page



Car Port



Warehouse



Warehouse Interior



1.24 Acres | Outside Storage



1st Street Egress

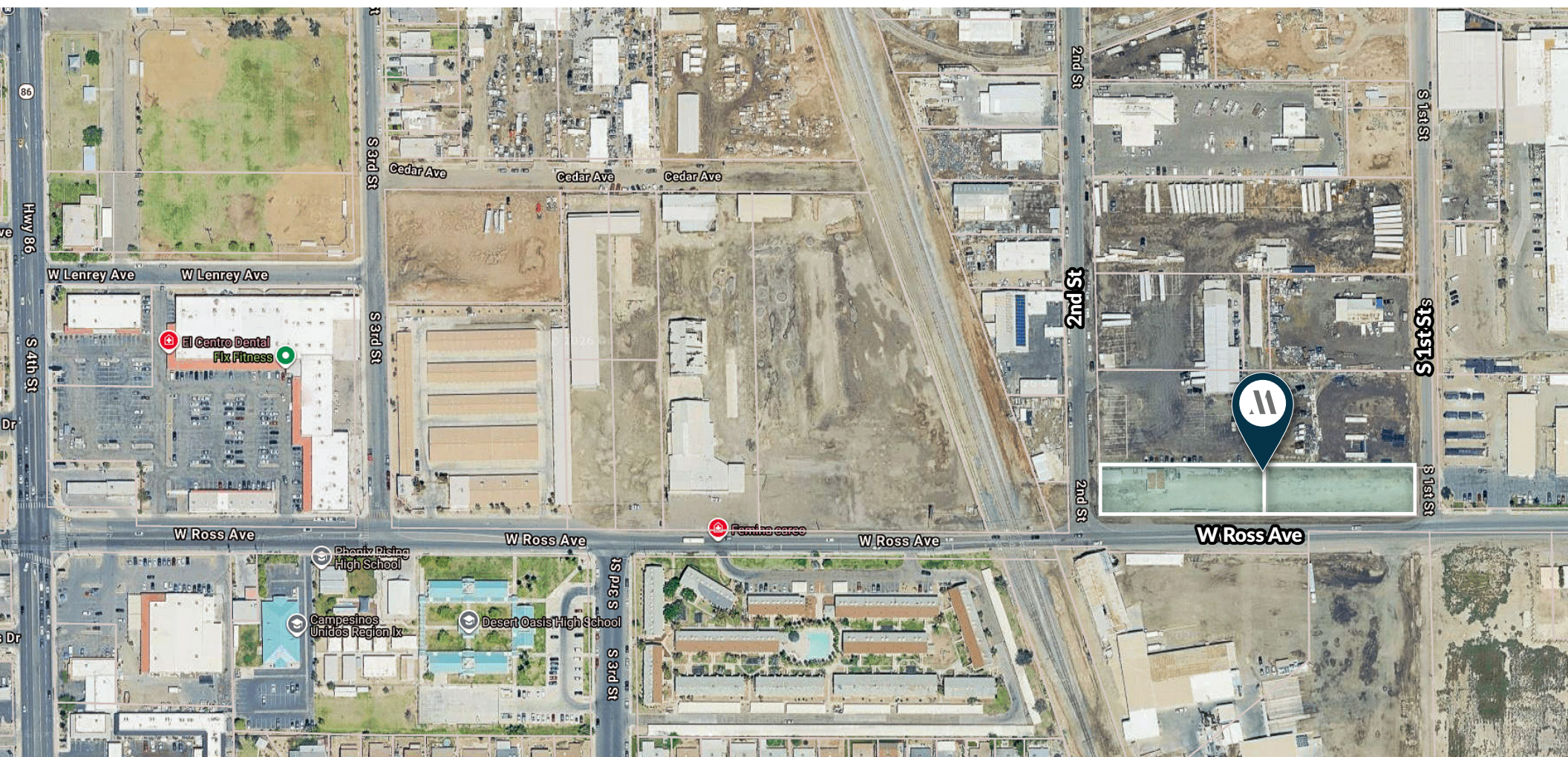
PHOTOS | INTERIOR

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DEMOGRAPHICS

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	1-Mile	3-Mile	5-Mile
Population	11,646	51,826	73,064
Households	3,512	16,200	22,313
Median Household Income	\$56,441	\$62,227	\$66,070
Traffic Volume	4th Street: 29,430 I-8: 35,276		

YOUR AGENT



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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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