



Site enjoys Opportunity & Enterprise Zone tax benefits.



FOR SALE OR LEASE

±16.54 AC of Commercial property located on the northeast corner of Dogwood Rd & Interstate 8

580 E DEALWOOD RD, EL CENTRO, CA 92243

SALE PRICE REDUCED

\$2.2M

NEW SALE PRICE

\$10K/MO

NNN LEASE RATE



PROPERTY OVERVIEW

APN: 054-420-016-000

Zone: CG (commercial general)

12,000 sf metal building used as air-conditioned office space

2 open bays for equipment repair and parts storage

Main building includes restroom facilities

Several minivan storage containers on the property

Loading ramp

Washrack and drainage facility

Property is located in the opportunity and enterprise zones providing tax benefits

Property is being sold "as is"

It is currently in the state of partial disrepair, but will be returned to a condition suitable for the use of a potential buyer/tenant

3 phase, 240 volt, 200 amp electrical service

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



FOR SALE OR LEASE | 580 E DEALWOOD RD, EL CENTRO, CA 92243

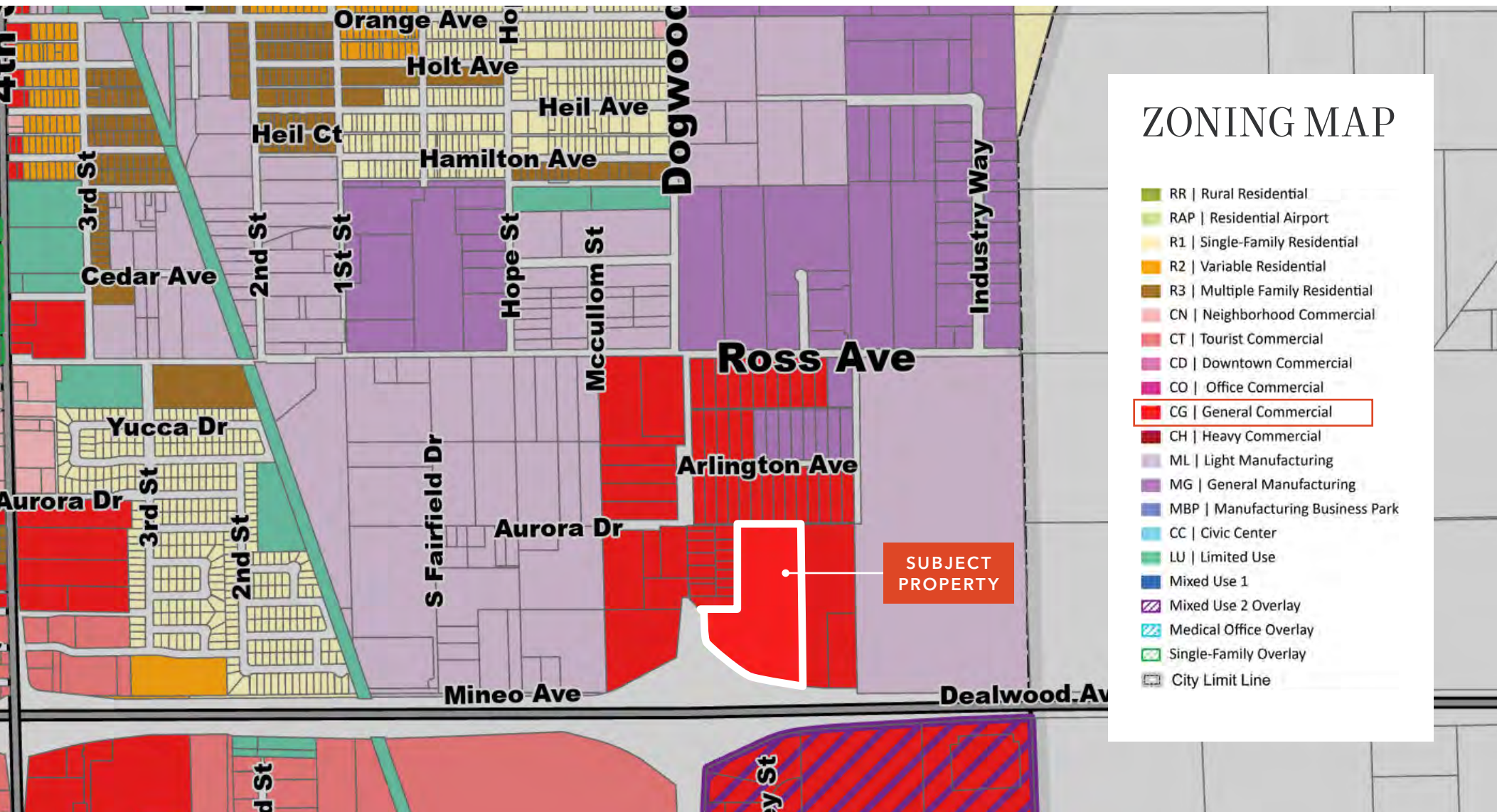


KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

The Dahm Team Real Estate Company, Inc.
www.thedahmteam.com
CA BRE #11894217

km Kidder Mathews

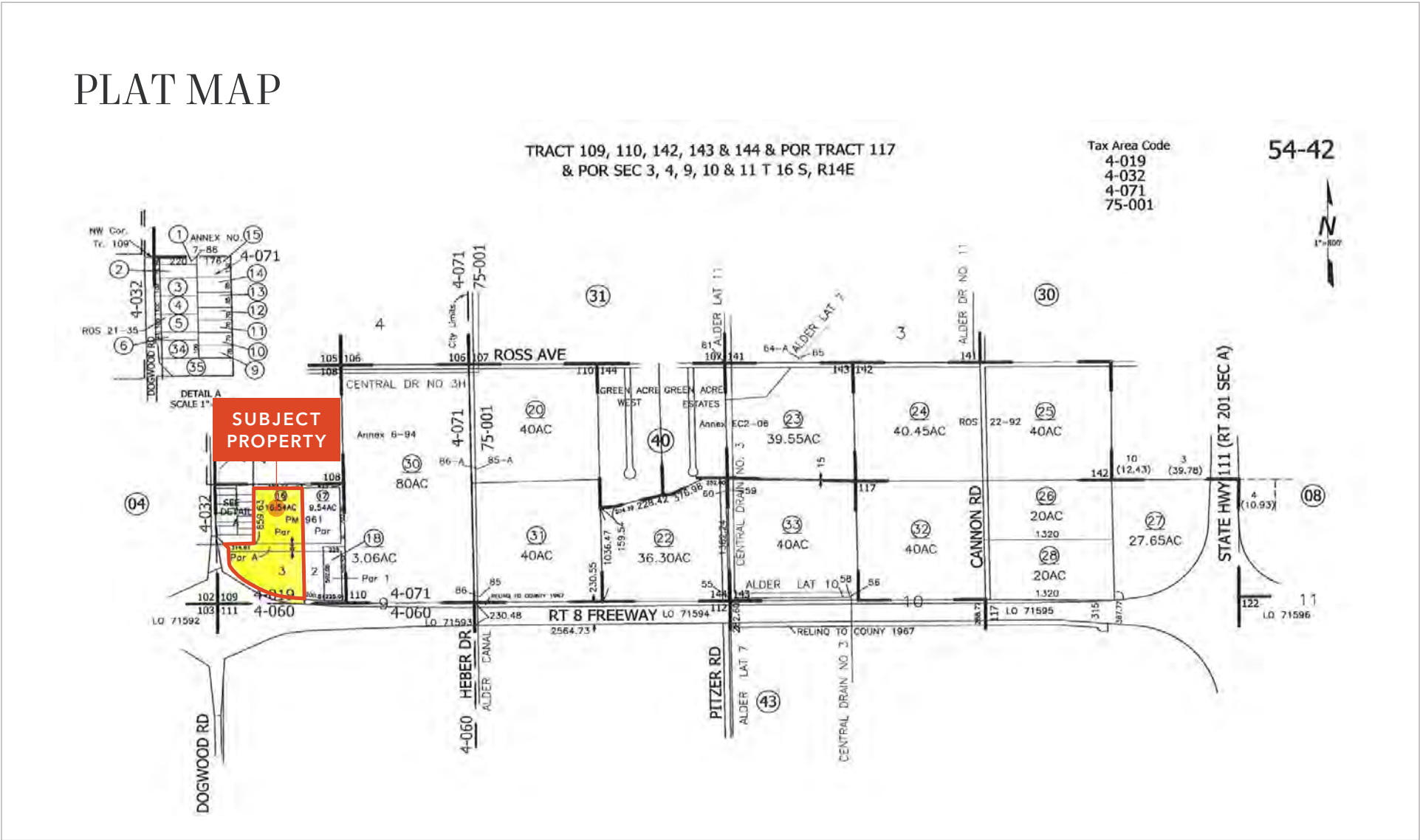


KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



PLAT MAP



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

The Dahm Team Real Estate Company, Inc.
www.thedahmteam.com
CA BRE #11894217

km Kidder Mathews



Covered Storage on the Southside of Property



Side Entrance on the Northside of Property



Open Bays for Equipment Repair



Drive up Office Space Parking

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





Exclusively listed by

PETER QUINN

Kidder Mathews

858.864.8491

peter.quinn@kidder.com

LIC N° 00806439

DOUG DAHM

The Dahm Team Real Estate Company, Inc.

760.427.6741

doug@dahmteam.com

LIC N° 01342528

THEDAHMTEAM.COM | KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.