

19.5 ac AIRPORT BLVD. THERMAL



FEATURES

- Great location across from Jacqueline Cochran Regional Airport
- Across from the acclaimed HITS Horse Show & new \$42 million 99,000 sf Sheriff Station
- New interchange at Airport Blvd & Expressway 86
- New overpass at Airport Blvd & Highway 111
- All utilities in street
- Close proximity to the Thermal Club, a high end motorsports club
- Allows outside storage
- Asking price \$849,420 (\$1/sf)
- Last sold for \$1,750,000

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SITE AMENITIES

- **Location:** The property is located at 86-600 Airport Blvd. (Avenue 56), just east of Tyler St in Thermal, CA.
- **Zoning:** M-H (Manufacturing Heavy allows agricultural and various industrial and manufacturing uses)
- **In Airport Land Use Zones**
 - Zone A (Approx. 7.5 ac)
 - Zone B1 (Approx. 6 ac)
 - Zone C (Approx. 6 ac)
- **Click link below for detailed description of Airport Land Use restrictions**
<https://goo.gl/yyvARD>
- **General Plan:** HI (Heavy Industrial)
- **Current Use:** Vacant Land
- **APN:** 763-310-012
- **Total Parcel Size:** 19.5 acres
- **Utilities:**
 - Electric: To site
 - Water: 24" line in street
 - Sewer: 18" line in street
 - Gas: line 1 mile away on Avenue 54
- **Comments:** Convenient location just 1 mile from Expressway 86 and across from the Jacqueline Cochran Regional Airport.
- **Directions:** Travel east on I-10 to Expressway 86 S (6.32 miles) Take the Airport Blvd exit and turn right onto Airport Blvd, travel approx. 1.10 miles and the property is on your right hand side at 86-600 Airport Blvd.

Airport Land Use Commission Zoning Designations

