

# .47 ACRE AIRPORT BLVD. FULLY FENCED INDUSTRIAL LOT



North Airport Blvd., East of Highway 111 □ Thermal, CA

## FEATURES:

- Industrial land zoned for outside storage
- Easy access to I-10 - just 4 1/2 miles south off Expressway 86
- Fully Fenced with gravel
- Thermal Bridge - Airport Boulevard grade separation scheduled for completion early 2016
- Located in the Empowerment Zone
- Will consider lease / lease option
- Sale Price: **\$49,000** (\$2.39 per sq. ft.)

Site Plan on Reverse



Vicinity Map

131920  
01/28/14sv

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DISCLAIMER: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and do not represent the current or future performance of the property.

# Airport Blvd.

(.47 ac North Airport Blvd.)



## Site Amenities

- ❑ **Location:** The property is located in downtown Thermal just 4 1/2 miles from Interstate 10. North side of Airport Blvd., just east of Hwy 111.
- ❑ **Zoning:** M-SC (Manufacturing - Service Commercial)
- ❑ **General Plan:** LI (Light Industrial)
- ❑ **Current Use:** Vacant - Fenced Contractors Yard
- ❑ **Parcel Size:** 0.47 acre
- ❑ **APN:** 763-350-004
- ❑ **Thomas Guide:** 5531 G3
- ❑ **Utilities:** Electric
- ❑ **Terms:** Cash, Owner may carry
- ❑ **Highest & Best Use:** Contractor's Yard
- ❑ **Adjacent Uses:** Cold storage packing shed, Industrial
- ❑ **Directions:** From I-10 take Expressway 86 South, go 4 1/2 miles to Airport Blvd., go West on Airport Blvd. over bridge. Turn right, just before Hwy 111. Go down private road (locked gate). Property is 1,200 feet from Airport Blvd. (Ave 56) on left side.

## ASSESSORS PARCEL MAP

S 1/2, SW 1/4, SEC. 15, T.6S., R.8E

763-35

