




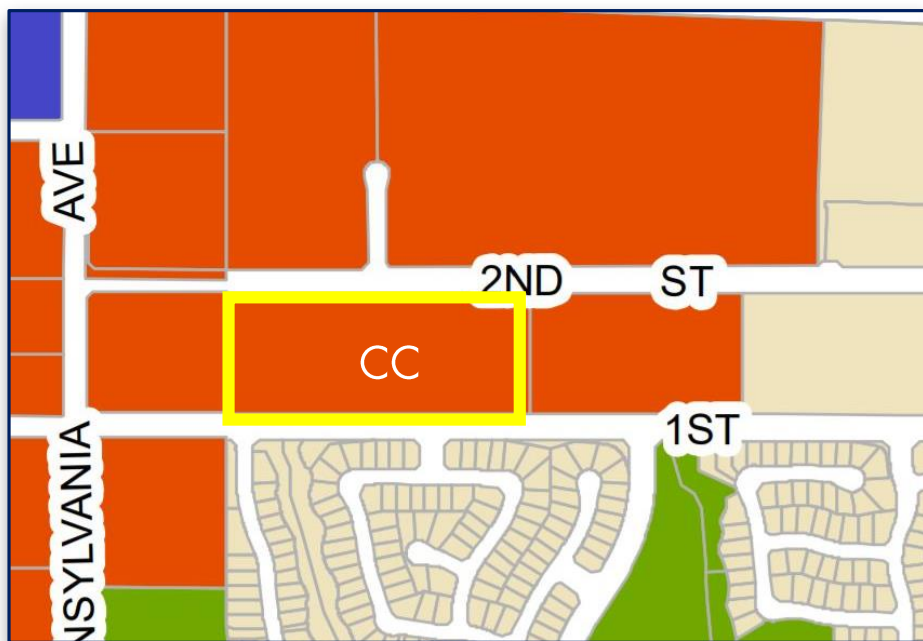
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

PROPERTY INFORMATION

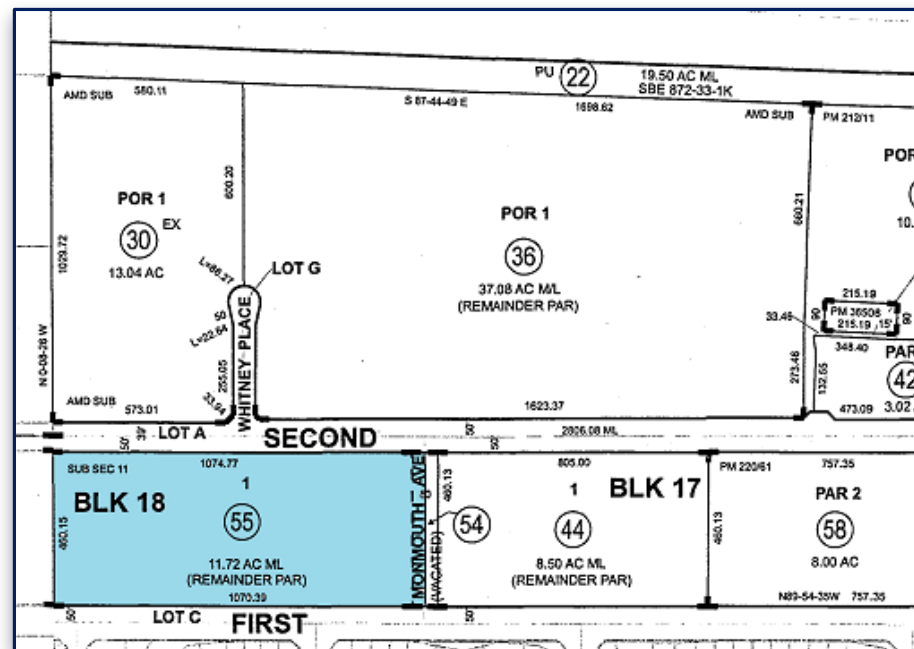
ADDRESS:	Between 1 <sup>st</sup> St & 2 <sup>nd</sup> St Beaumont, CA 92223
APN:	419-260-055
LEASE RATE:	Negotiable
LAND SIZE:	448,040 sq. ft. (11.7 Acres)
AVAILABILITY:	1.1 Acre -11.7 Acres
ZONING:	 (CC) COMMERCIAL COMMUNITY

PROPERTY HIGHLIGHTS

- City of Beaumont – 4<sup>TH</sup> Fastest growing City in California
- Beaumont Central Business District
- Pads available for long term ground lease or Build to Suit
- Anchor tenants in the immediate area are:

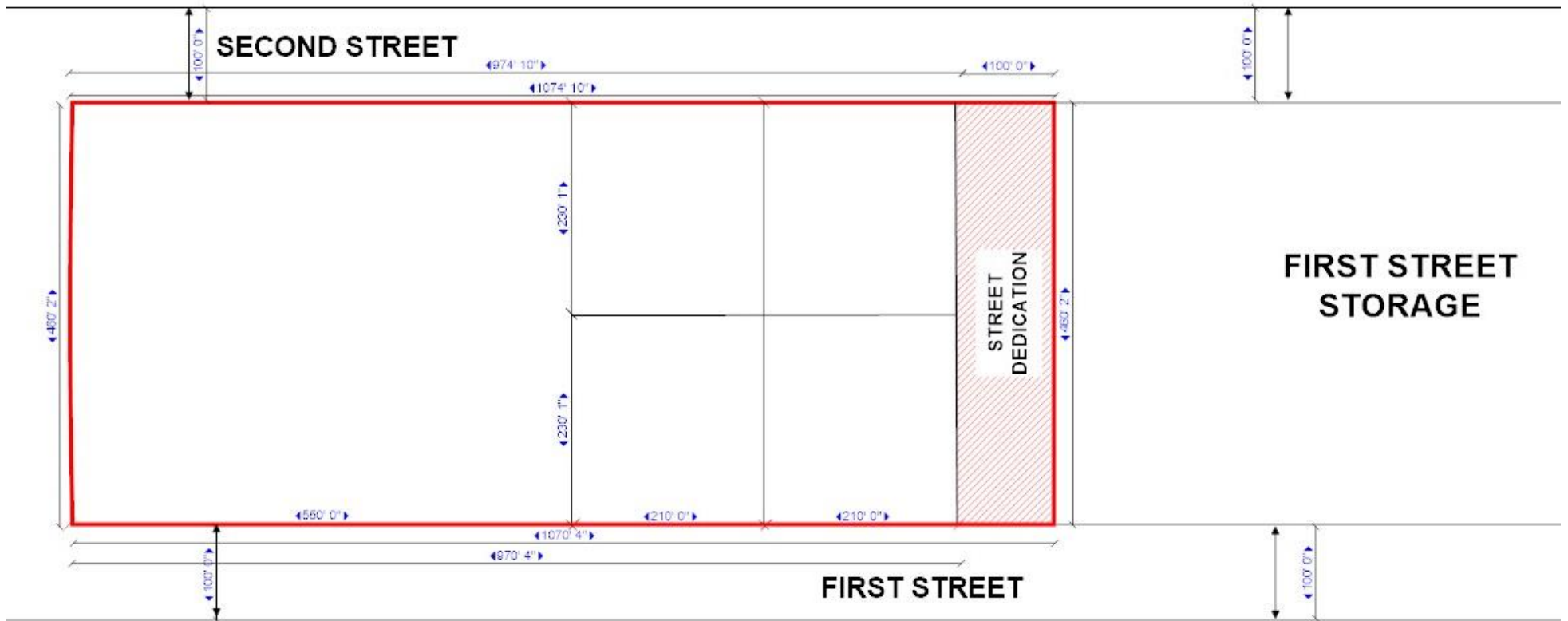


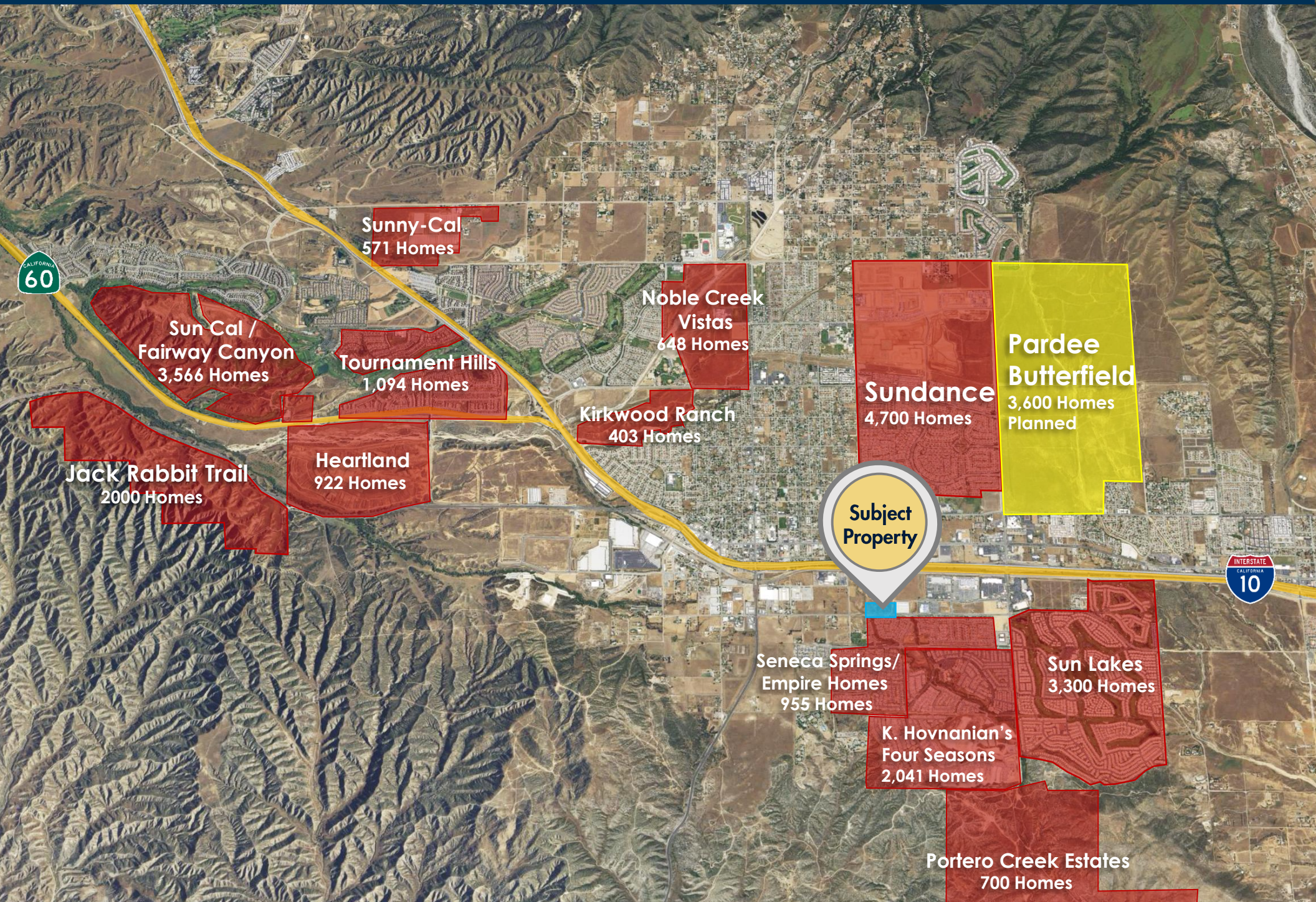
Zoning: (CC) Commercial Community



APN: 419-260-055

# Site Plan





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# Freeway Off-Ramp Extension

