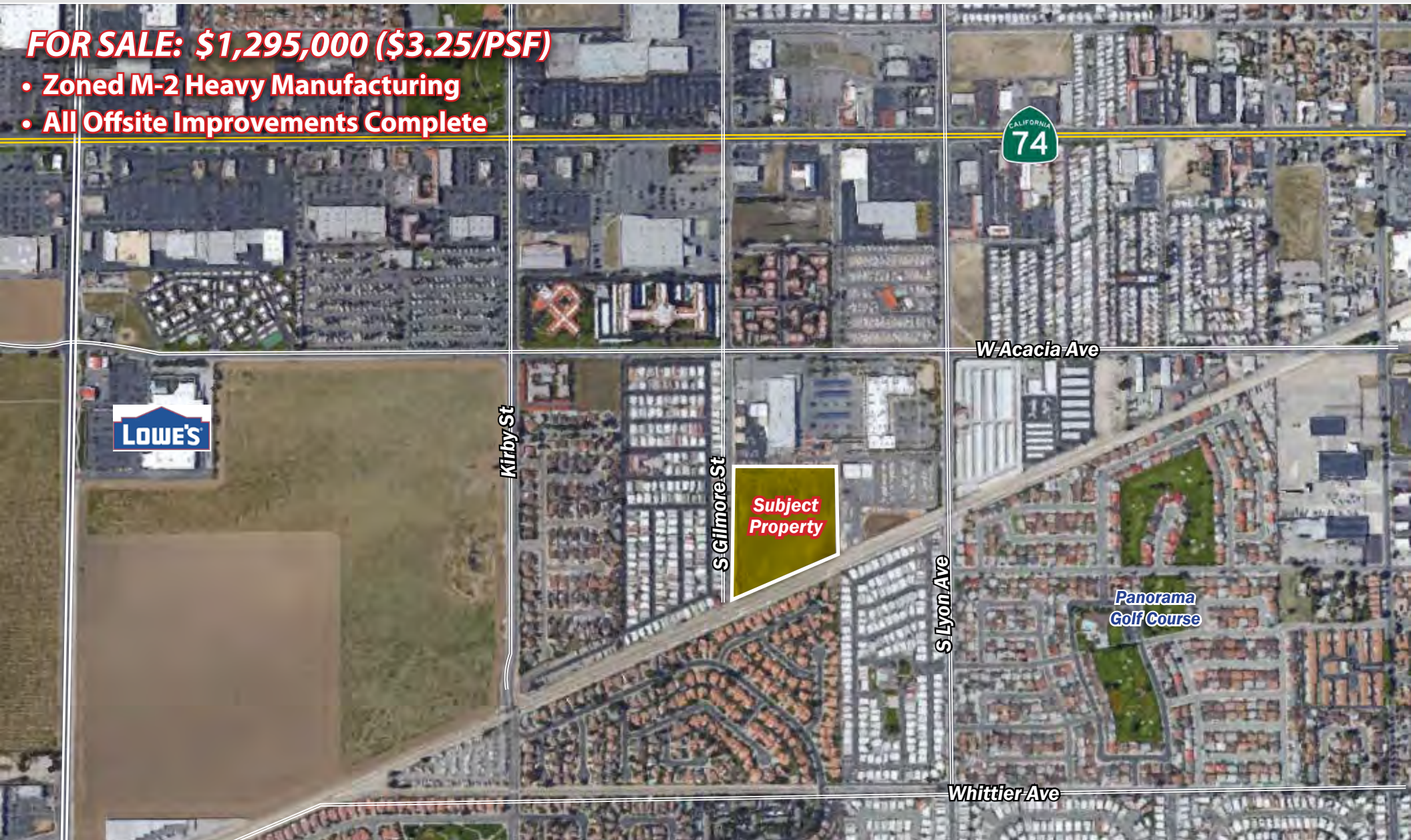


# 9.2 ACRES OF INDUSTRIAL LAND

Acacia Avenue & Gilmore Street - Hemet, CA

**FOR SALE: \$1,295,000 (\$3.25/PSF)**

- Zoned M-2 Heavy Manufacturing
- All Offsite Improvements Complete



# 9.2 ACRES OF INDUSTRIAL LAND

Acacia Avenue & Gilmore Street - Hemet, CA

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*No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.*

# 9.2 ACRES OF INDUSTRIAL LAND

Acacia Avenue & Gilmore Street - Hemet, CA

AERIALS



# 9.2 ACRES OF INDUSTRIAL LAND

Acacia Avenue & Gilmore Street - Hemet, CA

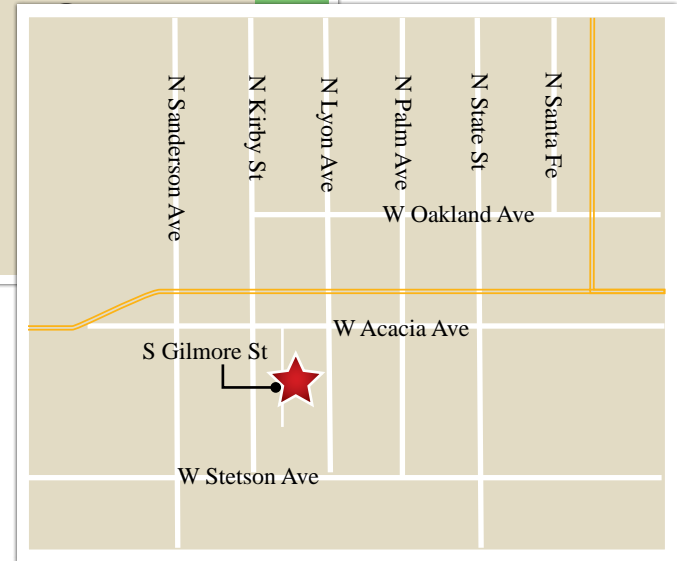
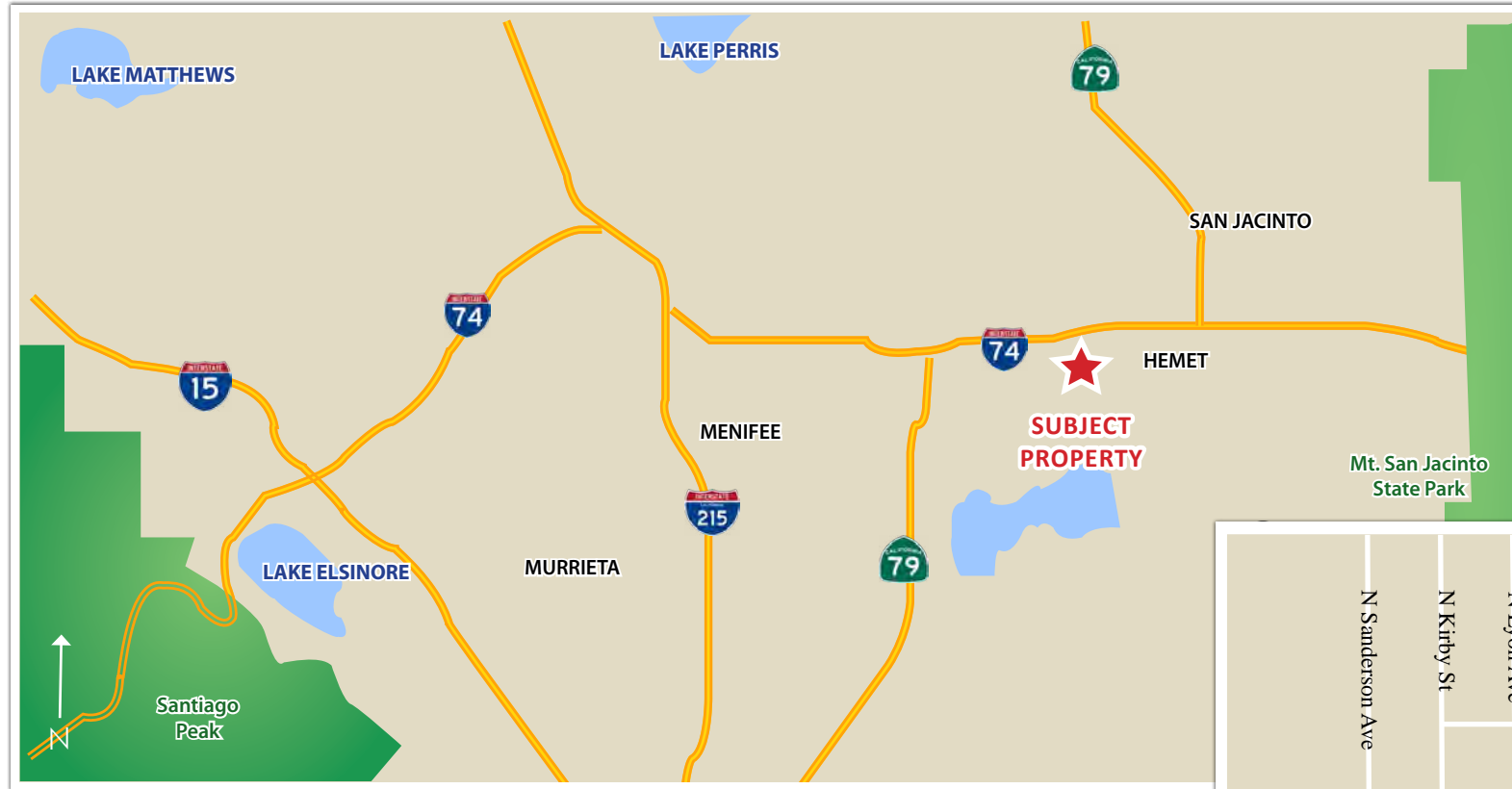
AERIALS



# 9.2 ACRES OF INDUSTRIAL LAND

## Acacia Avenue & Gilmore Street - Hemet, CA

LOCATION MAP



# 9.2 ACRES OF INDUSTRIAL LAND

Acacia Avenue & Gilmore Street - Hemet, CA

PROPERTY INFORMATION

- Location:** The property is located in the City of Hemet in the County of Riverside less than 1/2 mile east of Interstate 74. The site is positioned on Acacia Avenue and Gilmore Street. Surrounded by upcoming residential and retail development, this site is an ideal location for all industrial uses.
- Jurisdiction:** City of Hemet
- APN:** 456-140-008
- Land Size:** 9.2 Acres
- Zoning:** M-2 Heavy/General MFG  
[Click here to view zoning](#)
- Topography:** Flat
- Project Status:** All offsite improvements are complete.
- Utilities:** Water and sewer available to the property
- Services:**
- |             |                                       |
|-------------|---------------------------------------|
| Water/Sewer | Hemet Water Department                |
| Electric    | Southern California Edison            |
| Gas         | Southern California Gas Company       |
| Fire        | Riverside County Fire Department      |
| Police      | Riverside County Sheriff's Department |
- Price:** **\$1,295,000 (\$3.25/SF)**



# 9.2 ACRES OF INDUSTRIAL LAND

Acacia Avenue & Gilmore Street - Hemet, CA

PLAT MAP

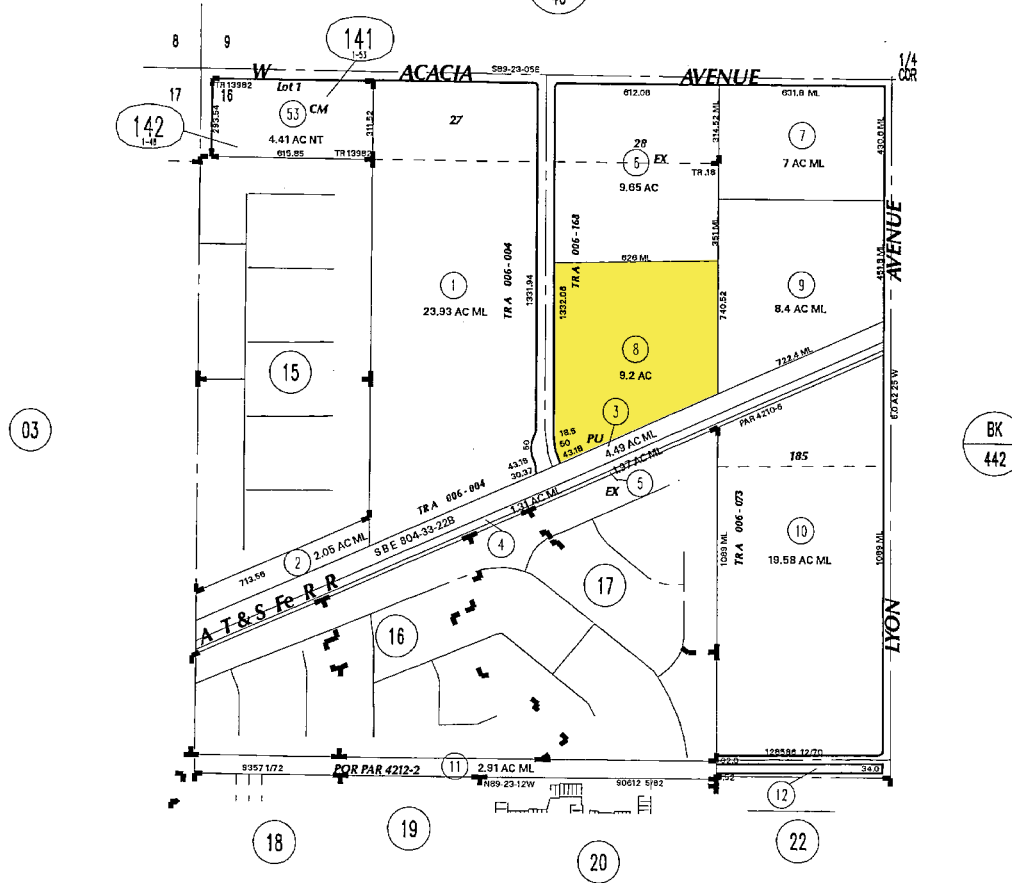
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

JUL 15 2005

POR. SEC 16 T.5S., R.1W  
CITY OF HEMET

T.R.A. 006-004  
006-060  
006-073  
006-158  
006-168

456-14  
453-08  
13-31  
SHEET 1 OF 3



DATA: RS 15/100  
MB 8/357 SD  
MB 106/67-68 TRACT 13982 (CM 29/193-195)  
5/24

ASSESSOR'S MAP BK456 PG.14  
Riverside County, Calif.

RS 1/4 SUBDIVISION OF TRACT 18 (WEBER & GRIFFIN'S)  
MB 8/357 SD SAN JACINTO LAND ASSOCIATION  
MB 106/67-68 TRACT 13982 (CM 29/193-195)  
Jul 2005

# 9.2 ACRES OF INDUSTRIAL LAND

Acacia Avenue & Gilmore Street - Hemet, CA

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