

# ±60,000 SF INDUSTRIAL BUILDING ON ±5.82 ACRES

FOR SALE OR LEASE

3883 WENTWORTH DRIVE  
HEMET, CA 92545



FOR MORE INFORMATION, PLEASE CONTACT:

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COLDWELL BANKER COMMERCIAL  
SUDWEEKS GROUP  
CalBRE 01909862  
1901 Orange Tree Lane, Suite 250  
Redlands, CA 92374





# PROPERTY DESCRIPTION

- ±60,000 SF Metal manufacturing facility
- (2) 14'x20' & (2) 12'x14' Ground level doors
- ±2,200 SF Office space
- ±3,000 SF Metal building with covered awning
- (2) 14'x20' Ground level doors with drive through capability
- Fully fenced/secured ±5.82 acre yard (paved)
- M-2 zoning - Many heavy uses allowed
- 1,200 Amps, 277/480 volts, 3 phase power (expandable to 2,000 amps)
- (2) Three ton & (2) Two ton capacity crane systems
- Secured gate entry with keypad access/ electronic gate operators
- Gated secured tool room
- Electronic security system throughout
- Digital security camera systems throughout
- Owner may carry with qualified buyer



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# PROPERTY PHOTOS

## EXTERIOR PHOTOS



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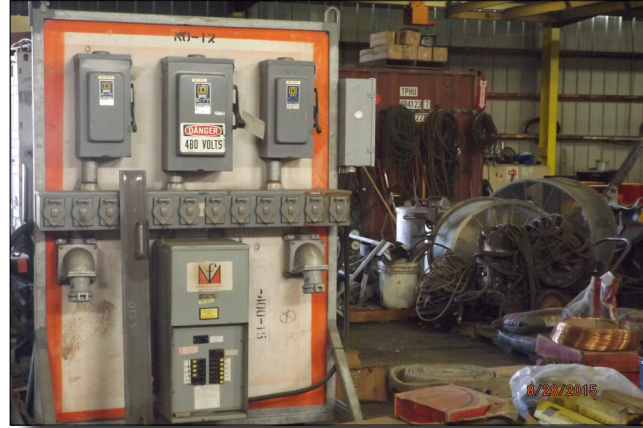
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# PROPERTY PHOTOS

## INTERIOR PHOTOS



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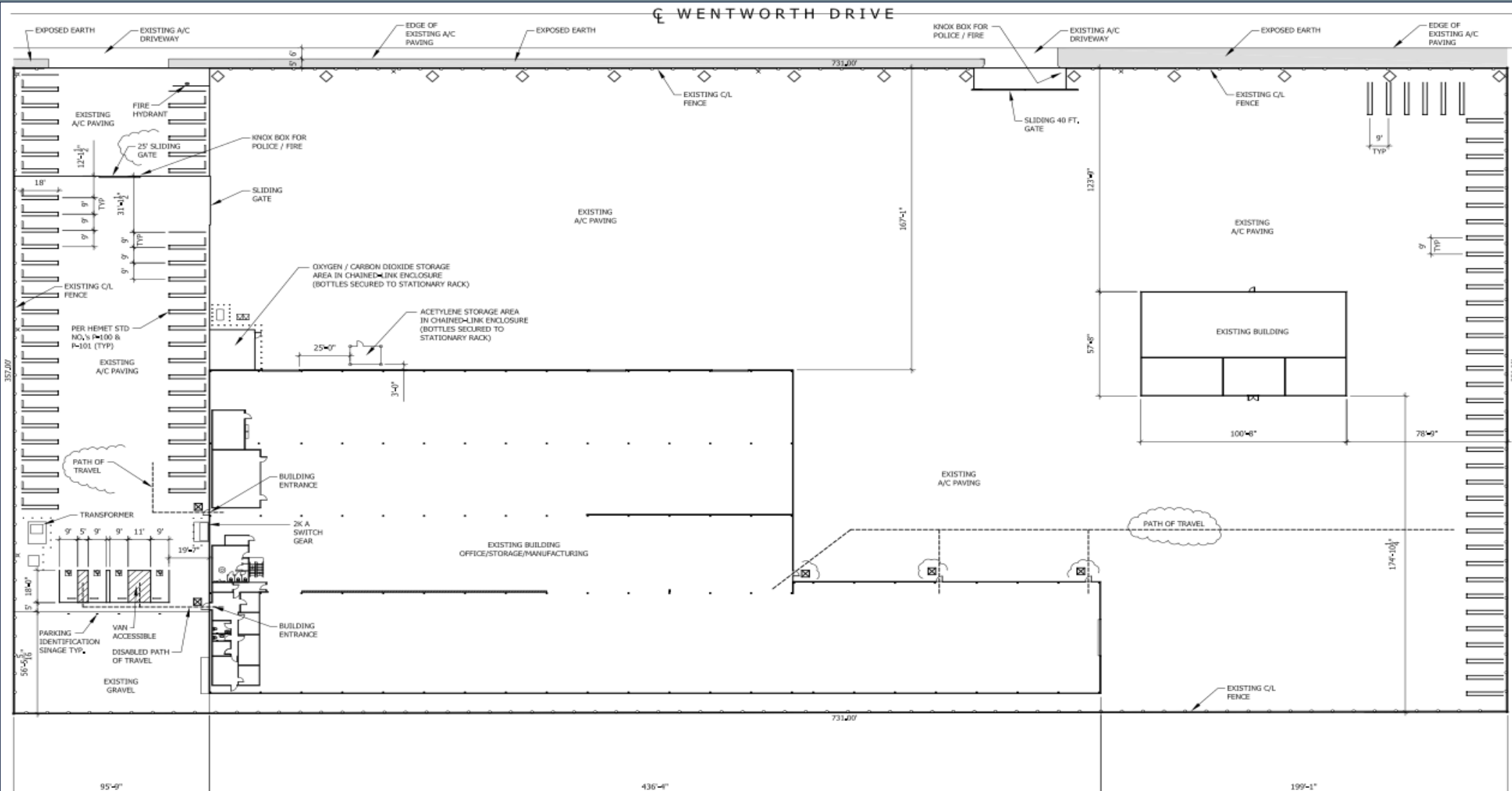
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# PROPERTY INFORMATION

## 3883 WENTWORTH SITE PLAN



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# LOCATION

AERIAL



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# LOCATION

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Hemet is a city in Riverside County, California. The mountains associated with the valley are the San Jacinto Mountains. The population was 81,750 at the 2013 census. The city was founded in 1887, making it one of the oldest cities in Riverside County.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Pop 2009-2013:	8,655	61,888	126,710
Pop 2019 (Est):	11,416	84,344	156,697
2009-2013 Average Household Income:	\$58,044	\$44,373	\$48,857



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