

344 Crown Ct

+5.02 AC LAND SITE

IMPERIAL, CA 92251

55,580 SF DISTRIBUTION FACILITY WITH CLIMATE CONTROLLED WAREHOUSE + 5.02 AC EXCESS LAND SITE



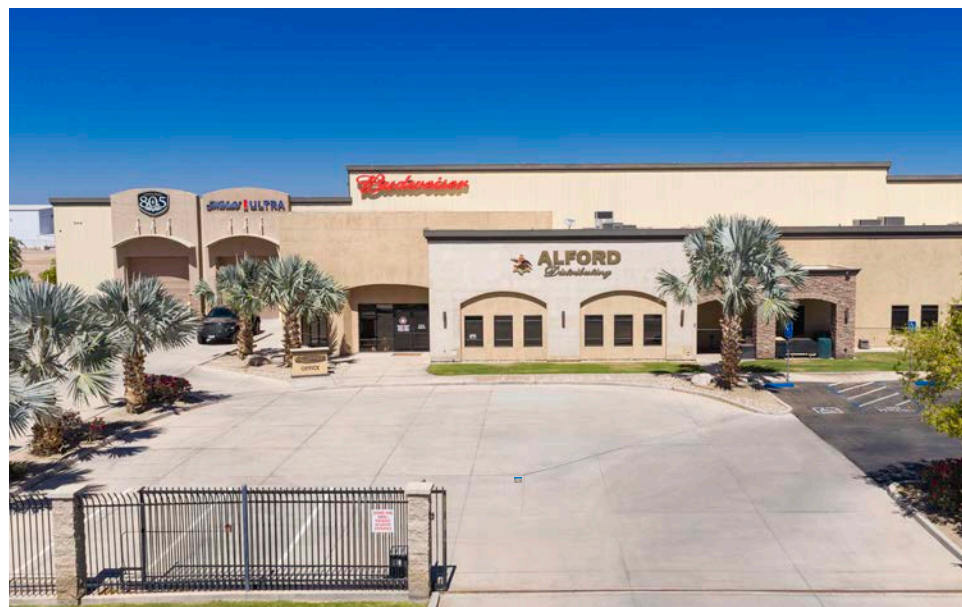
AVAILABLE FOR SALE

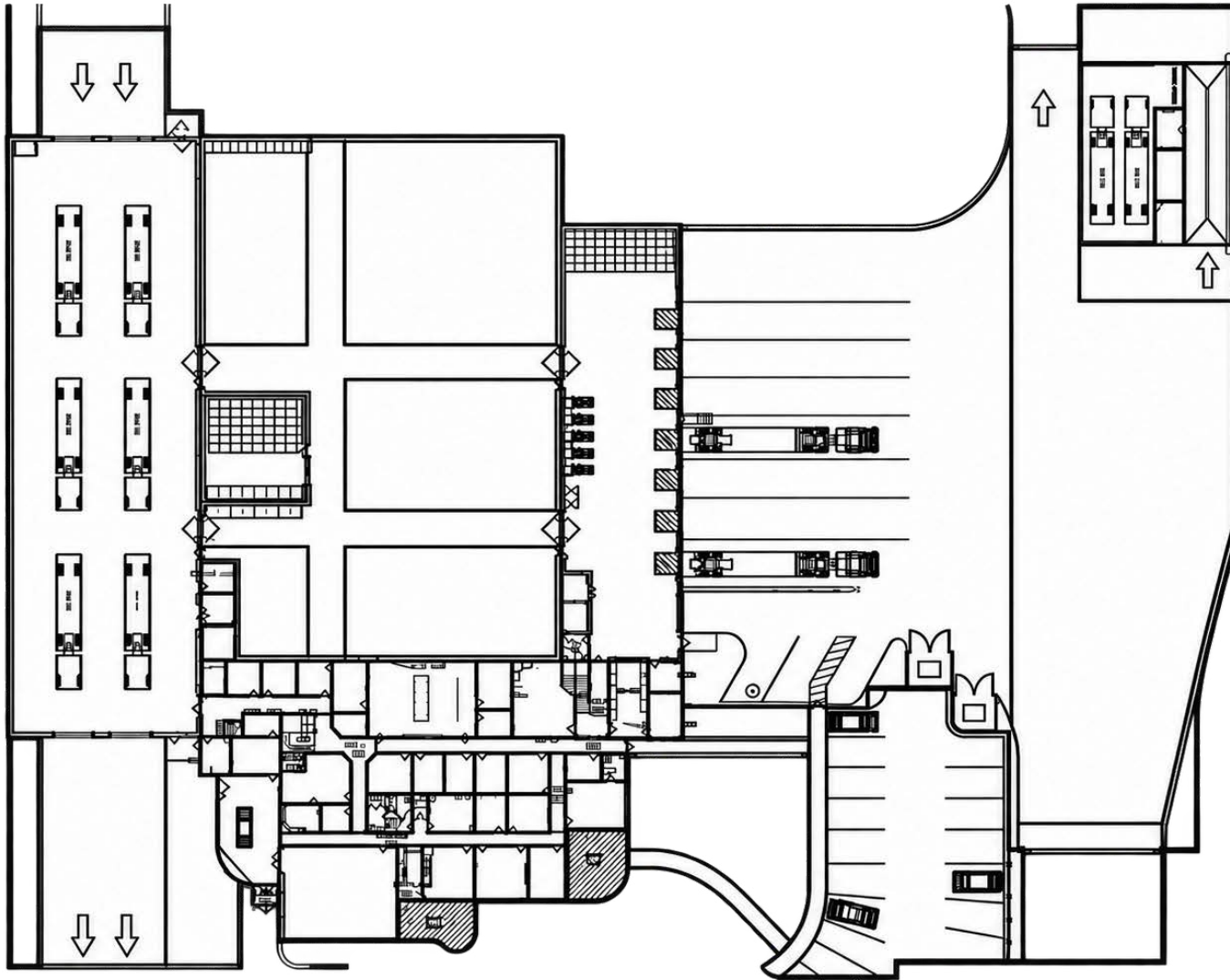


Property Highlights

344 CROWN CT

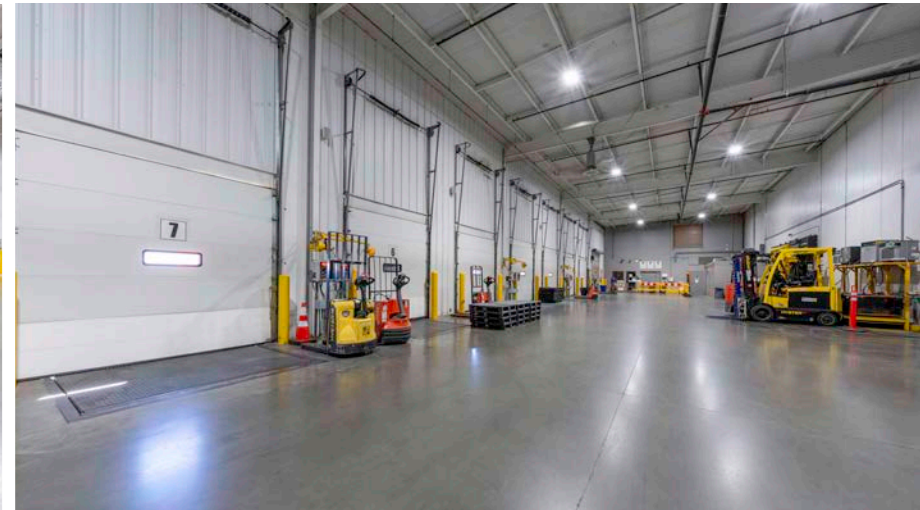
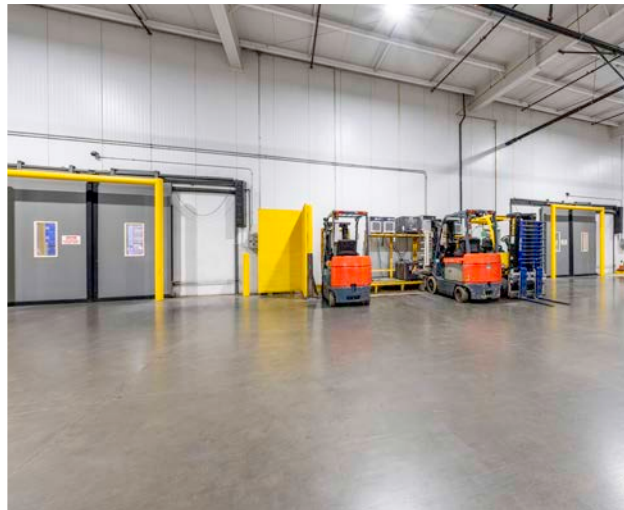
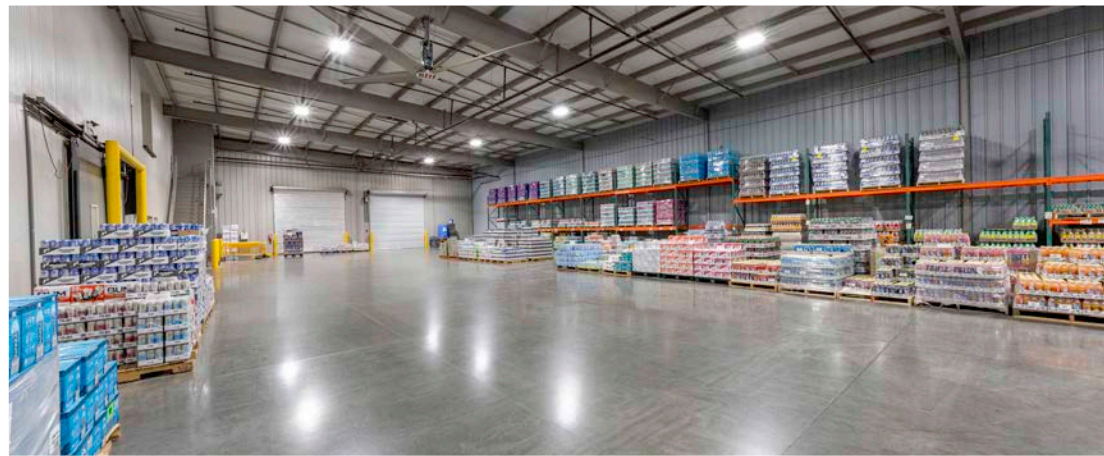
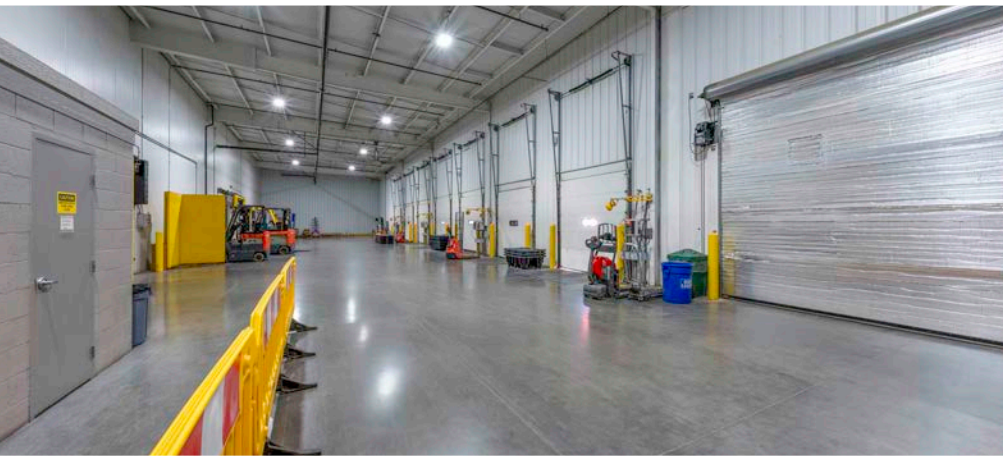
Address	344 Crown Ct, Imperial, CA 92251
Total Square Feet	±55,580 SF
Site Area	6.86 AC
Office	±20%
Warehouse	±20,000 SF Climate Controlled & ±20,000 SF General Warehouse
Yard	Fully Secured
Year Built	2007
Zoning	1-2, General Industrial
Clear Height	26'-30'
Loading	7 DH, 3 GL
Parking	(82) Reserved + Open Yard
Sprinklered	Yes
Access	Multiple Curb Cuts
Sale Price	Call Broker

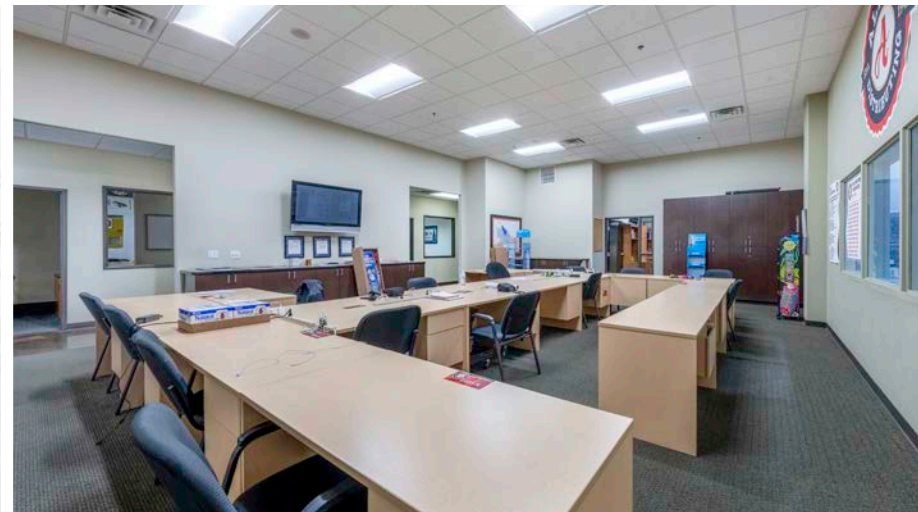
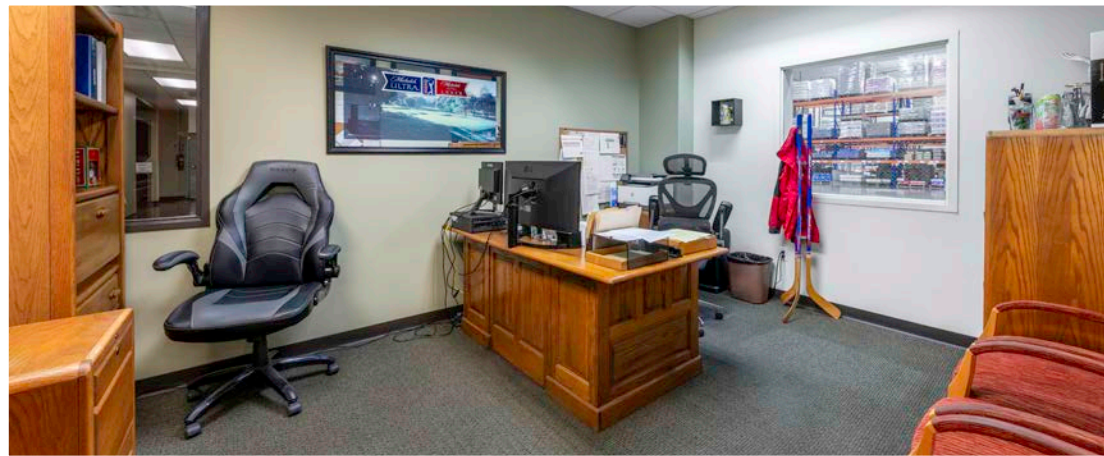
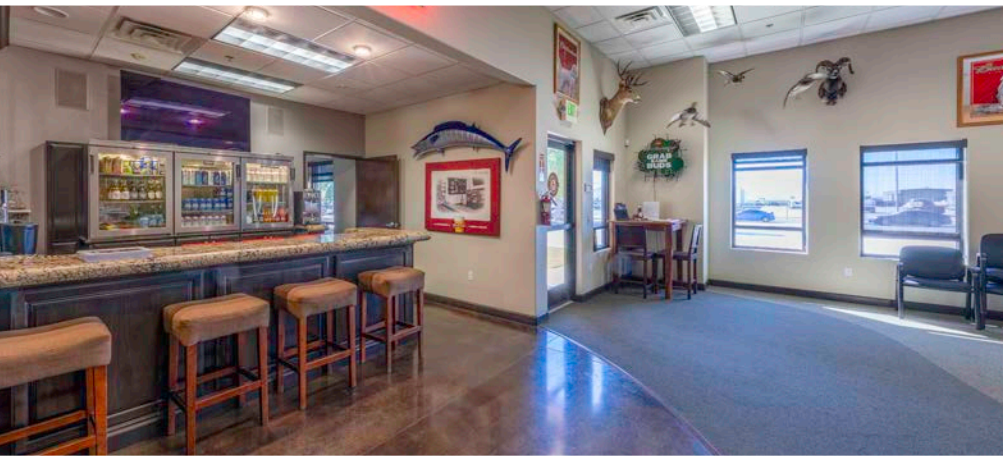




Floor Plan

344 CROWN CT





Property Highlights

5.02 AC LAND SITE

Address	North Side of Crown Ct W of Marshall Rd Imperial, CA
Total Square Feet	±218,671 SF
Site Area	5.02 AC
Project Use	Commercial Land
Zoning	C-2, General Commercial
APN	044-702-002
Sale Price	Call Broker



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Brant Aberg

Vice Chairman

brant.aberg@cushwake.com

+1 858 546 5464

CA Lic. #01773573

Ryan Knutzen

Associate

ryan.knutzen@cushwake.com

+1 858 567 0597

CA Lic. #02247146



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