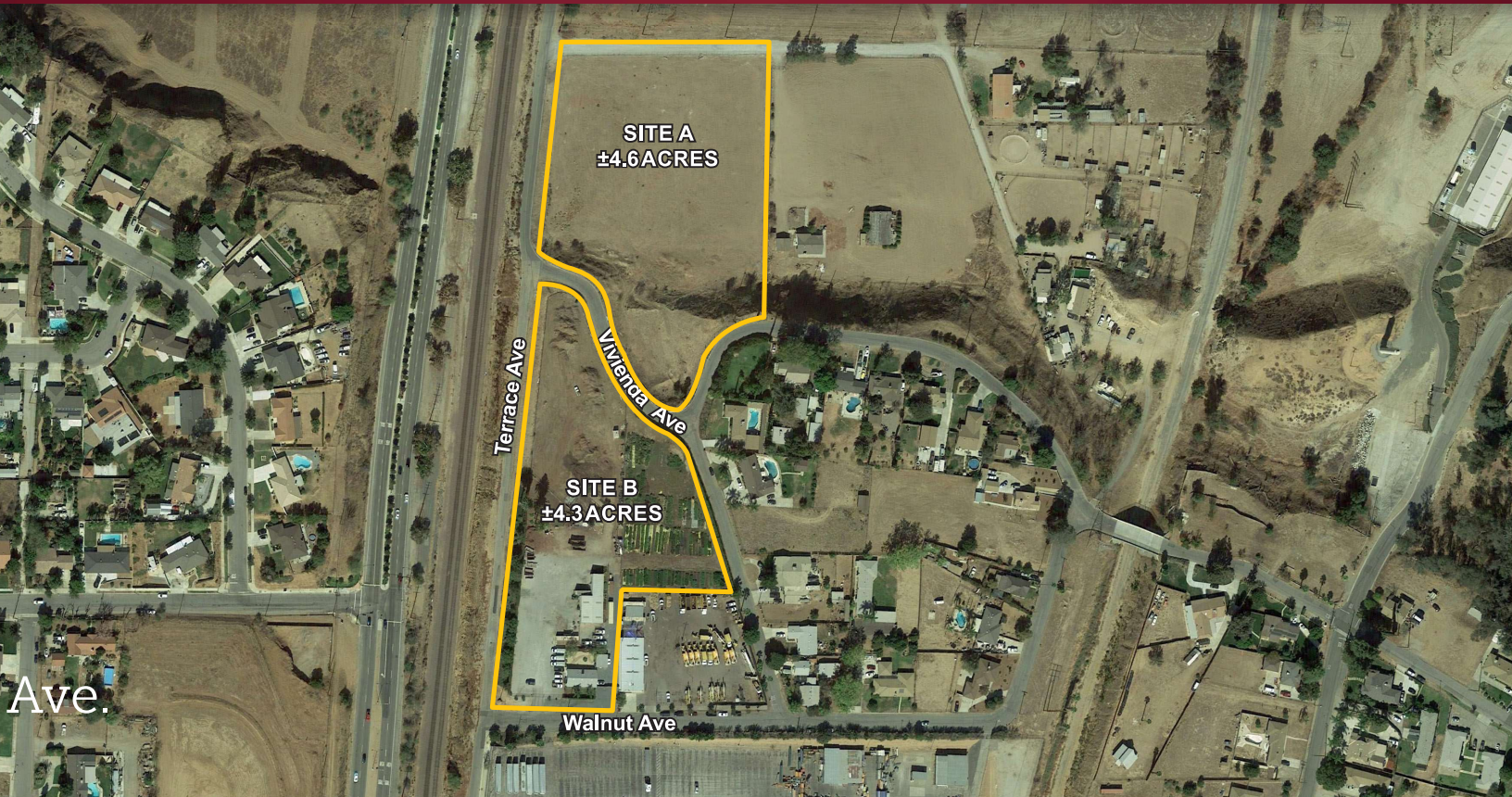


FOR SALE | ±4.3 & ±4.6 Acre Yards Grand Terrace, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

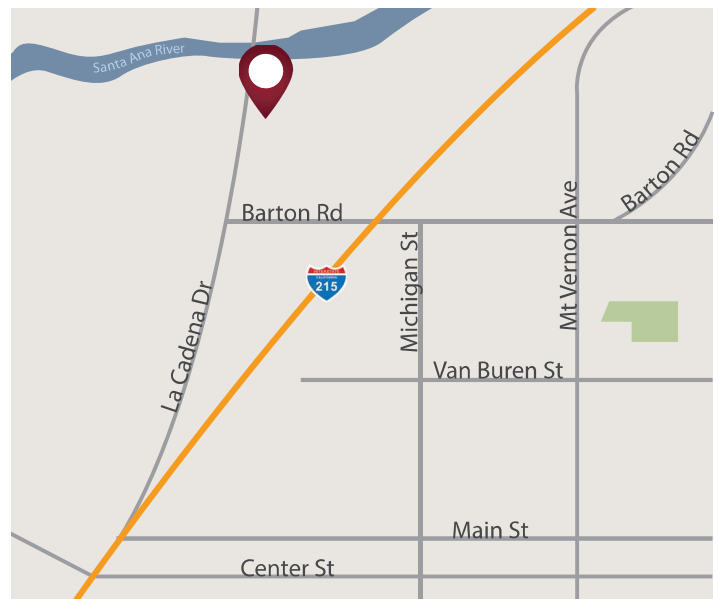


SITE A | NEC TERRACE AVE. & VIVIENDA AVE.

- ±4.6 Acre Lot
- Currently M2 Zoning
- Proposed Use is Agricultural or Light Industrial
- Power, Water, Telephone, Utilities Nearby
- Level Lot - Slope on South Portion
- APN: 0275-191-03
- Close to Proximity to the 215 Freeway

SITE B | 21600 WALNUT AVE.

- Excellent Contractor-Storage Yard
- Small Warehouse/Repair Building
- ±2,860 sf - ±4,470 SF Available
- ±1,250 SF Free Standing Offices (Leased)
- Caretaker Unit on Site
- ±4.3 Acre Lot
- M2 Zoning
- 14' Clear Height in Warehouse
- APN: 0275-281-08
- Secluded with Good 215 Fwy Access



Vic Onorio

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