



The Pass - Calimesa

CALIMESA, CA

FOR SALE



±82 AC light
manufacturing
landsite

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**Kidder
Mathews**

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CALIMESA, CA

Regional Aerial



Features

Freeway visibility with immediate access to the I-10 freeway

Close proximity to greater Inland Empire and Coastal regions

Freeway on/off ramps are provided at Cherry Valley Road to the east, future full on/off ramps at Singleton Road, which is immediately west of the site

Specific Plan and other approved documents allow for accelerated development process

Excellent labor pool with affordable new housing nearby

City of Calimesa is ready to work to quickly process development on the site

Favorable quality of life and cost effective environment

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Location



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