FOR LEASE ±1,500 SF INDUSTRIAL SPACE



FOR MORE INFORMATION, PLEASE CONTACT: CAREY PASTOR Senior Vice President (951) 297-7434 | careyp@cbcsocalgroup.com CalDRE License # 01403298



FOR LEASE ±1,500 SF INDUSTRIAL SPACE

PROPERTY HIGHLIGHTS

- Small industrial space for lease
- Reception area, 1 private office, balance of space is warehouse with 9' w x 10'h front loading roll up door
- M-1 zoning City of Lake Elsinore
- Close proximity to I-15 free via Central Avenue, on/off
- Units provide grade level loading, Hi-bay metal halide lighting, skylights, HVAC system, foil insulation and tile flooring
- Located near a number of new retail and restaurants including: Lowe's, The Home Depot, Costco, Chili's Wendy's, Panda Express, Target, Marshalls, Panera, and more



Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. CalDRE License # 02089395

FOR LEASE ±1,500 SF INDUSTRIAL SPACE

AVAILABILITY

BASE RENTAL RATE

H ±1,500 SF

UNIT

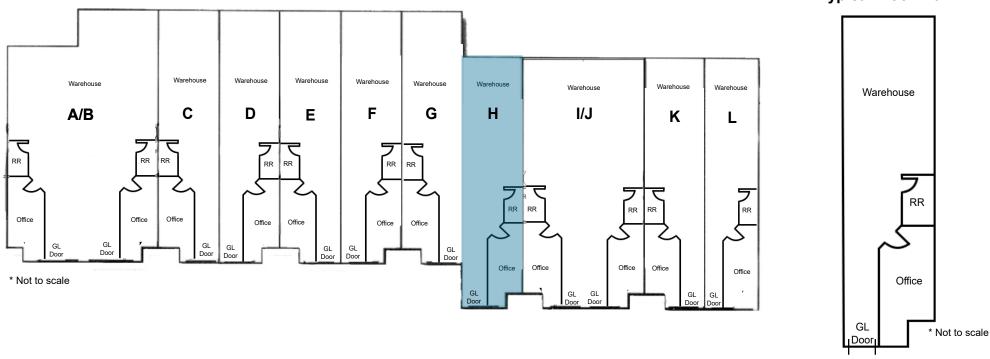
\$1.425.00 + CAOE* Per month

DESCRIPTION Reception area, 1 restroom, insulated warehouse with roll up door.

* 2022 Common Area Operating Expenses (CAOE) are estimated at \$0.46 SF per month in addition to base rental rate

UNIT SIZE

SITE PLAN



Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

CalDRE License # 02089395

Typical Floor Plan

FOR LEASE ±1,500 SF INDUSTRIAL SPACE



Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. CalDRE License # 02089395

FOR LEASE ±1,500 SF INDUSTRIAL SPACE



FOR MORE INFORMATION, PLEASE CONTACT:

CAREY PASTOR

Senior Vice President 951.297.7434 careyp@cbcsocalgroup.com CalDRE # 01403298 27720 Jefferson Avenue | Suite 100-B Temecula | California | 92590 t 951.200.7683 | f 951.239.3147 cbcsocalgroup.com



© 2016 Coldwell Banker Commercial © is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company, Each Officeis Independently Owned and Operated Except Offices Owned and Operated by NRT Incorporated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. CalDRE License # 02089395