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



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# 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



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## **AVAILABILITY**

BASE RENTAL RATE

H ±1,500 SF

UNIT

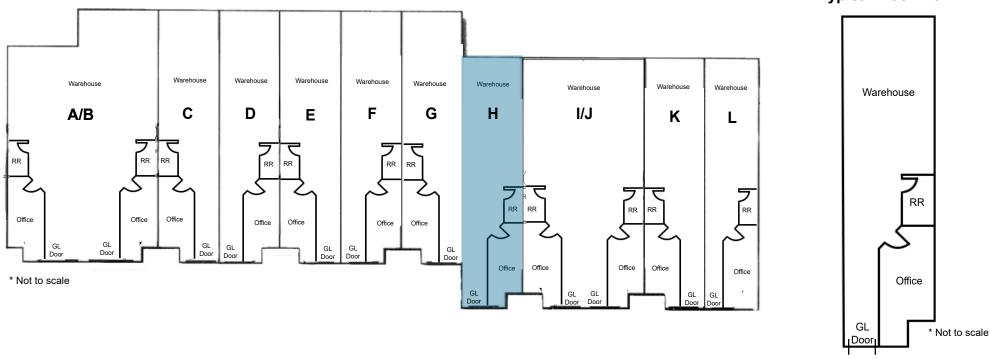
\$1.425.00 + CAOE\* Per month

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**



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Typical Floor Plan

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#### **CAREY PASTOR**

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