

580 THIRD STREET BUSINESS PARK

580 3RD STREET, LAKE ELSINORE, CALIFORNIA 92530

FOR LEASE
±1,500 SF
INDUSTRIAL SPACE



FOR MORE INFORMATION, PLEASE CONTACT:

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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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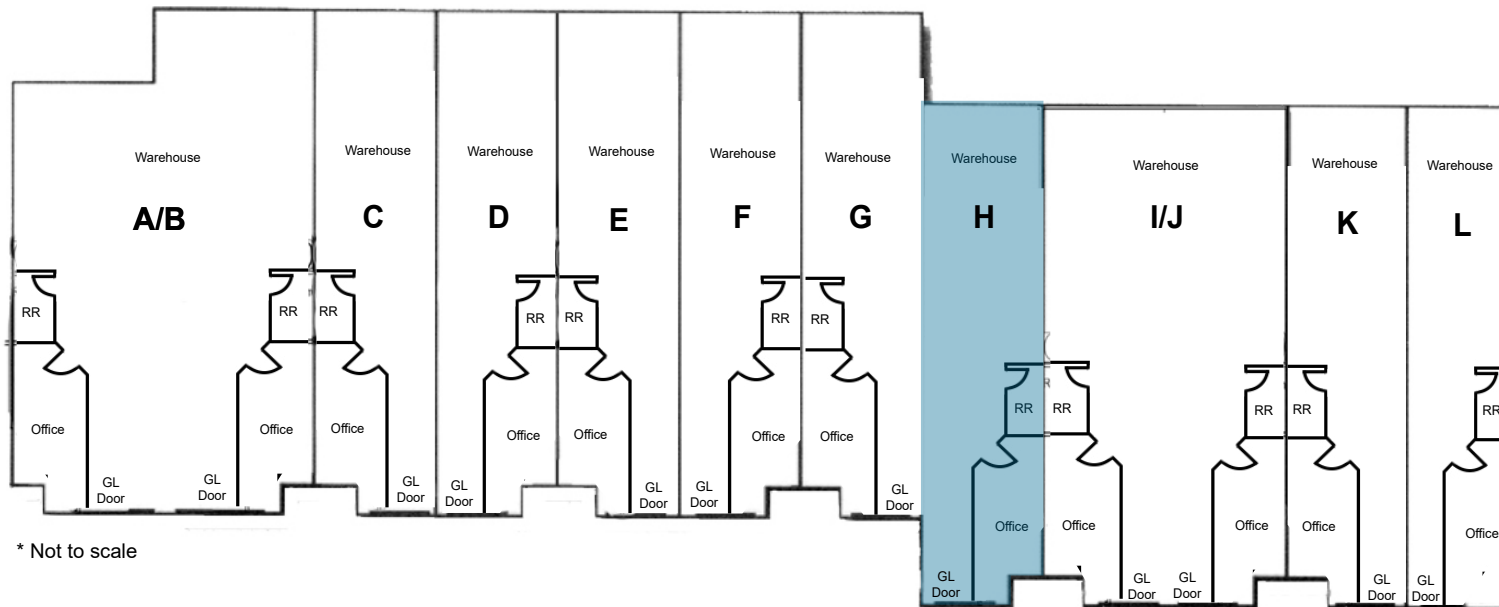
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AVAILABILITY

UNIT	UNIT SIZE	BASE RENTAL RATE	DESCRIPTION
H	±1,500 SF	\$1,425.00 + CAOE* Per month	Reception area, 1 restroom, insulated warehouse with roll up door.

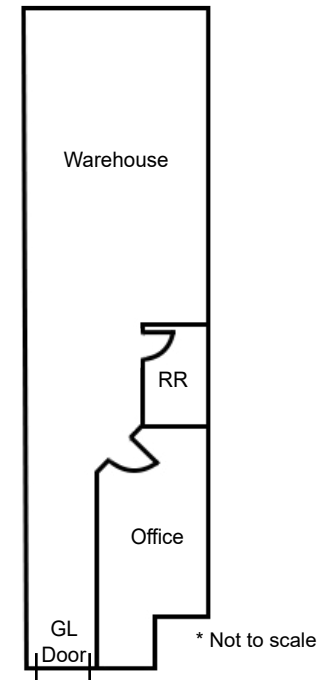
* 2022 Common Area Operating Expenses (CAOE) are estimated at
\$0.46 SF per month in addition to base rental rate

SITE PLAN



* Not to scale

Typical Floor Plan



* Not to scale

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