

THE LAKE COMMERCENTER

18451 COLLIER AVENUE, SUITE E, LAKE ELSINORE, CA 92530

±3,412 SF FLEX /
INDUSTRIAL / SHOWROOM
SPACE FOR LEASE



FOR MORE INFORMATION, PLEASE CONTACT:

CAREY PASTOR | Senior Vice President

(951) 297-7434 | careyp@cbsocalgroup.com

CalDRE License # 01403298



**COLDWELL
BANKER
COMMERCIAL
SC**

THE LAKE COMMERCENTER

18451 COLLIER AVENUE, SUITE E, LAKE ELSINORE, CA 92530

**±3,412 SF FLEX /
INDUSTRIAL / SHOWROOM
SPACE FOR LEASE**



PROPERTY HIGHLIGHTS

- I-15 freeway exposure - 120,000+ vehicles per day
- CM zoning allows wide commercial uses
- 1st and 2nd floor office/showroom areas with warehouse
- ±3,412 SF corner unit with 1st and 2nd floor office with expanded window line
- Two (2) restrooms per unit
- 20' warehouse clear height
- 12'w x 14'h ground level loading door per unit
- 200 amp, 3 phase power supply per unit
- Immediate access to I-15 freeway via Central Avenue
- Retail and restaurant amenities nearby

THE LAKE COMMERCENTER

18451 COLLIER AVENUE, SUITE E, LAKE ELSINORE, CA 92530

±3,412 SF FLEX /
INDUSTRIAL / SHOWROOM
SPACE FOR LEASE

AVAILABILITY

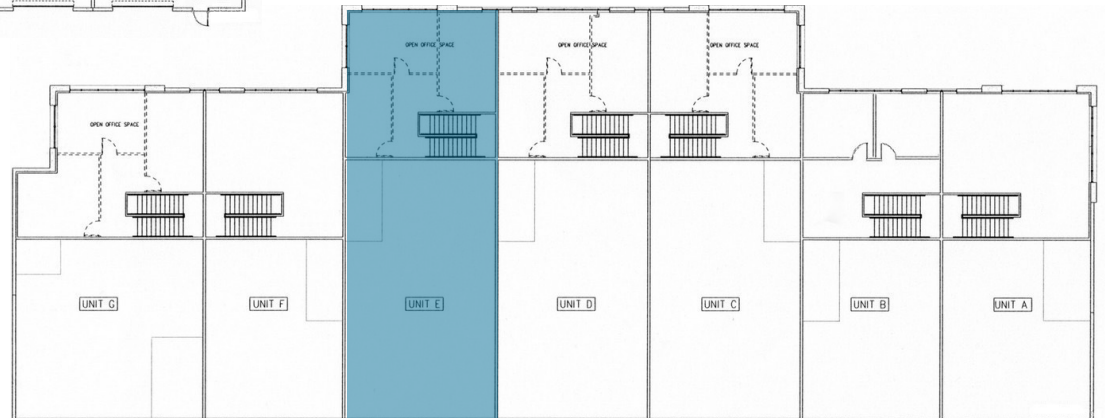
UNIT	UNIT SIZE	MONTHLY BASE RENT	UNIT DESCRIPTION
E	±3,412 SF	\$3,753.00 Base Rent + \$1,195.00 CAOE* per month	1st Floor: reception area, open work space, 2 restrooms, wet-bar, storage closet, warehouse with 12' x 14' roll-up door. 2nd Floor: open workspace

* 2024 Common Area Operating Expenses (CAOE) are estimated and subject to annual reconciliation and adjustment

FIRST FLOOR



SECOND FLOOR



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

THE LAKE COMMERCENTER

18451 COLLIER AVENUE, SUITE E, LAKE ELSINORE, CA 92530

±3,412 SF FLEX /
INDUSTRIAL / SHOWROOM
SPACE FOR LEASE



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

THE LAKE COMMERCENTER

18451 COLLIER AVENUE, SUITE E, LAKE ELSINORE, CA 92530

±3,412 SF FLEX /
INDUSTRIAL / SHOWROOM
SPACE FOR LEASE



FOR MORE INFORMATION, PLEASE CONTACT:

CAREY PASTOR

Senior Vice President

951.297.7434

careyp@cbcsocalgroup.com

CalDRE # 01403298

27368 Via Industria | Suite 102

Temecula | California | 92590

t 951.200.7683 | f 951.239.3147

cbcsocalgroup.com



**COLDWELL
BANKER
COMMERCIAL**
SC