



OFFERING MEMORANDUM

**±8.5 ACRES INLAND EMPIRE INDUSTRIAL DEVELOPMENT OPPORTUNITY
MISSION TRAIL, WILDOMAR, CA**



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MACLEOD & CO.

DISCLAIMER

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Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

MacLeod & Co. and Owner each expressly reserve the right, at their sole discretion, to reject any and/or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered, and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

The Recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum which is a matter of public record or is provided from sources available to the public, (b) the Recipient, the Recipient's employees, agents, and consultants (collectively, the "Need-to-Know Parties" will hold and treat it in the strictest of confidence, and the Recipient and the Need-to-Know Parties will not, directly or indirectly, disclose or permit to be used, this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or MacLeod & Co. or for any purpose other than use in considering whether to purchase the property. The Recipient and the Need-to-Know Parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if, in the future, the Recipient or Owner discontinues such negotiations, the Recipient will return this Offering Memorandum to MacLeod & Co.

** PLEASE CALL LISTING BROKERS FOR PRICING INFORMATION **



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Building Sale Comparables



MACLEOD & CO.



THE OFFERING

MacLeod & Co. is pleased to offer Mission Trail, Wildomar, CA (APN #: 367-020-039 & 040) ("Property"), a unique opportunity to acquire a ±8.5 acre development site directly adjacent to the 15 Freeway in the heart of the Inland Empire South.

The property is zoned Manufacturing-Service Commercial that allows for a wide variety of industrial uses including warehousing, distribution & contractor storage yards and will be delivered vacant at close of escrow. The seller has also conducted a substantial amount of due diligence on the property that they are willing to turnover to a prospective buyer upon signing of an NDA.



OFFERING GUIDELINES

This offering is being distributed exclusively by MacLeod & Co.

Following the distribution of materials, MacLeod will be available to assist prospective developers, investors, users and their consultants with property inspections and to respond to questions regarding information contained in the Offering Memorandum. Mission Trail, Wildomar is being offered for sale without an asking price and subject to the terms and conditions pursuant to the approval of affiliates of the seller. All buyers should base their offer and price on the "As-Is, Where-Is" condition of the property. The selection will be based on a variety of factors including but not limited to offer price and terms, financial strength, level of discretionary transaction oversight, ability to close, timing, and experience in closing similar transactions. Therefore, potential buyers should be prepared to present a complete Letter of Intent, in accordance with the mentioned required terms and conditions, and based upon the following tentative schedule, which is subject to change:

OFFERING TERMS AND CONDITIONS GUIDELINES

Please address your offer as follows:

- Purchase in an "As Is-Where Is" Condition
- Purchase Price Presented in Total Gross Dollars
- Due Diligence Timeline and Needed Hurdle Studies/Report/Surveys
- Definition of Internal Approval Process
- Deposit Structure and Non-Refundable Deposit Schedule
- Title Insurance Requirement and Closing Costs
- Close of Escrow Date and Requirements
- Source of Funds for the Acquisition
- Financial Strength of Purchaser
- Summary of Closed Transactions and References

PROPERTY OVERVIEW

ADDRESS	0 Mission Trail, Wildomar, CA 92595
LOCATION	Located along the I-15 Fwy in the Inland Empire South submarket of Riverside County, California.
ACREAGE	Approximately +/- 8.50 acres (+/- 370,260 SF) encompassing two parcels
APNS	367-020-039 & 367-020-040
ZONING	Manufacturing-Service Commercial (M-SC)
POTENTIAL / PERMITTED USES	Click here for Development Standards Click here for Permitted Uses
OWNERSHIP	Largo Concrete, Inc.
ROAD FRONTAGE	Approximately 764' frontage on Mission Trail
NEAREST INTERSTATE	I-15
UTILITIES	Sewer/Water: EVMWD (951) 674-3146 Electricity: Socal Edison (800) 950-2356 Natural Gas: SoCal Gas (800) 427-2000 / (877) 238-0092 Trash Disposal: Waste Management (800) 423-9986 https://www.cityofwildomar.org/338/Utilities
ACCESS TO MAJOR FREEWAYS	There is a main On/Off ramp within close proximity of the property along Bundy Canyon Road



DUE DILIGENCE, SURVEYS & REPORTS

Seller has completed the following reports and surveys on the subject property:

1. Phase I Environmental Report (July 2022)

Upon the execution of the the confidentiality agreement and fully executed letter of intent between both parties, these reports shall be shared with the buyer.

MISSION TRAIL WILDOMAR ZONING

Zoning: Manufacturing-Service Commercial (M-SC)

Permitted Uses Provided a Plot Plan is Approved

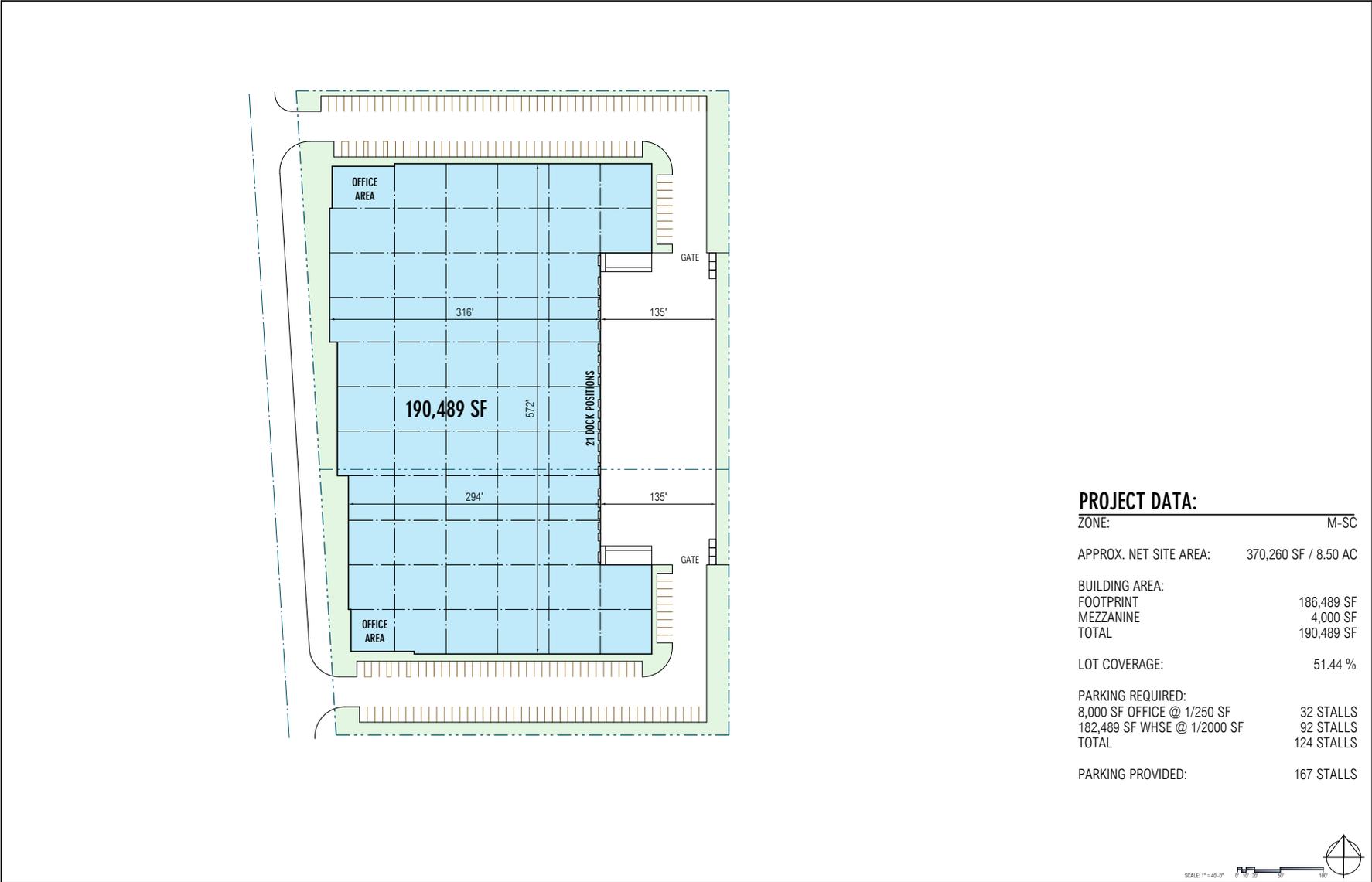
- Warehouse & Distribution
- Contractor storage yards
- Building movers storage yard
- Truck & trailer sales & rental
- Recycling collection facilities
- Trailer and boat storage
- Vehicle storage and impoundment
- Equipment sales, rental and storage

Conditional Uses

- Draying, freighting and trucking operations
- Recycling processing facilities
- Petroleum and bulk fuel storage, above ground
- Concrete batch plants and asphalt plants
- Natural gas storage, above ground

M-SC Permitted Uses: [Permitted Use Table](#)

CONCEPTUAL SITE PLAN



PROJECT DATA:

ZONE:	M-SC
APPROX. NET SITE AREA:	370,260 SF / 8.50 AC
BUILDING AREA:	
FOOTPRINT	186,489 SF
MEZZANINE	4,000 SF
TOTAL	190,489 SF
LOT COVERAGE:	51.44 %
PARKING REQUIRED:	
8,000 SF OFFICE @ 1/250 SF	32 STALLS
182,489 SF WHSE @ 1/2000 SF	92 STALLS
TOTAL	124 STALLS
PARKING PROVIDED:	167 STALLS



MISSION TRAIL
 00000 MISSION TRAIL, WILDOMAR, CA
 PRELIMINARY SITE PLAN - SCHEME 01

NO.	DATE	DESCRIPTION

RG&A PROJECT NO.	08274303
RG&A FILE NAME	08274303-01
DESIGN BY	MS
CHECKED BY	CS
CUSTOMER	RG&A OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE	
A1-01	

SELLER'S SITE PLAN SUBMITTED FOR ENTITLEMENTS

SITE PLAN SPECIFIC TO SELLER'S USE AND DOES NOT NEED TO BE ADOPTED BY BUYER



Site Plan

Grading Plan

Renderings

ALTA Survey

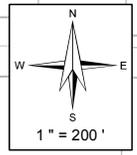
PLOT MAP

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

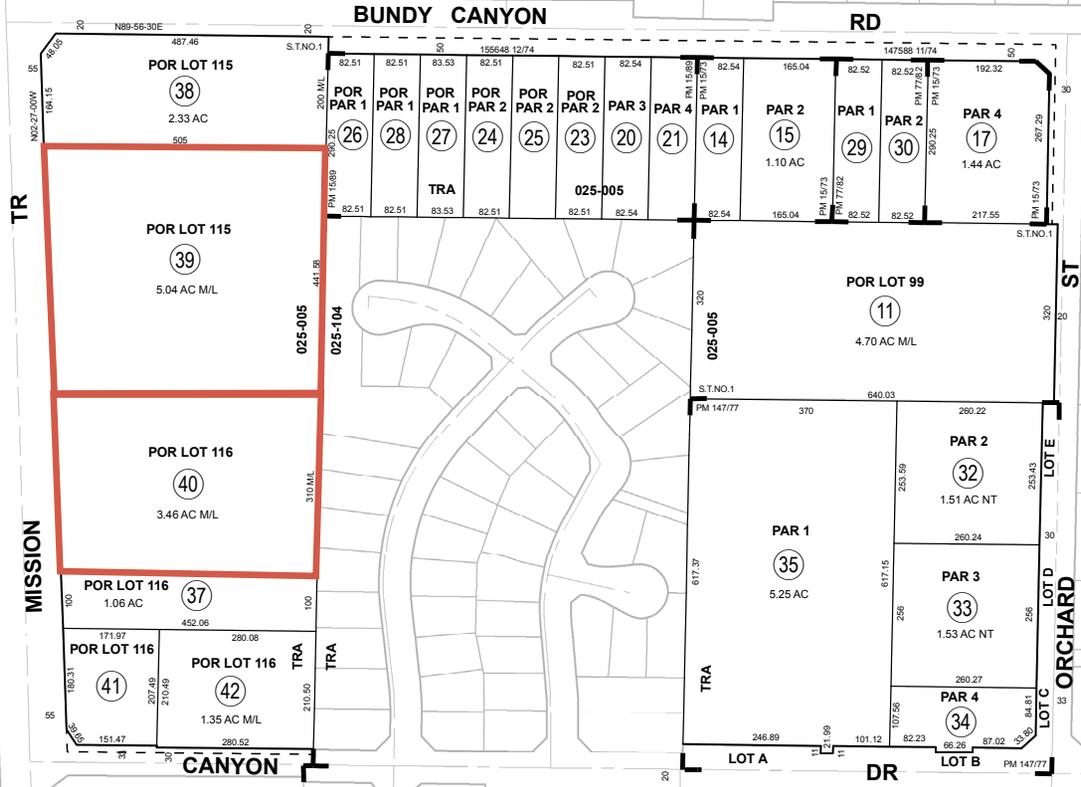
POR. SEC. 27 T.6S, R.4W
CITY OF WILDOMAR

TRA 025-005

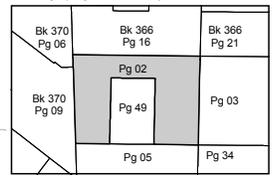
367-02
19-30



- Legend**
- Lot Lines
 - Right-Of-Way
 - Old Lot Lines
 - Reference R.O.W
 - Other Easements
 - Lease Area
 - Subdivision Tic Mark



Data
RS 105/47-59



Map Reference
 MB 10/58 - 75 SEDCO TRACT NO. 1
 PM 15/73 PARCEL MAP NO. 6144
 PM 15/89 PARCEL MAP NO. 6091
 PM 77/82 PARCEL MAP NO. 13874
 PM 147/77 - 78 PARCEL MAP NO. 22474

Date	Old Num	New Num
1/1/1975	10	12.ST
1/1/1975	7	13.ST
1/1/1975	12	14-17
1/1/1975	13	18-21
8/1/1975	19	22,23
1/1/1977	22	24,25
5/1/1978	18	26-28
5/1/1980	16	29,30
3/1/1988	9	31-34
9/1/1993	31	35.ST
9/1/1993	5	36.ST
12/1/1993	4	37.ST
12/1/1993	1	38.ST
2/1/1994	2	39.ST
2/1/1994	3	40.ST
7/2/2008	8	PG.49
7/15/2009	35	41.ST
10/4/2014	6	42.ST

Oct 2014



ASSESSOR'S MAP BK367, PG. 02
Riverside County, Calif.

jasantos

OFFERING MEMORANDUM

MISSION TRAIL, WILDOMAR, CA



MACLEOD&CO.

MacLeod & Co. is an industrial real estate brokerage company that specializes in the sale and leasing of warehouse distribution and logistics facilities, industrial outdoor storage yards, and land sites for new development.

Headquartered in Orange County, California, the company provides expert brokerage services including capital markets and investment sales, agency leasing, tenant representation, and land sales for development.

In three short years, MacLeod & Co. has successfully negotiated and closed over \$630 million in industrial transactions for institutional investors, private equity groups, high net worth investors, corporate tenants, and end users from California to Texas.



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