

CONSTRUCTION UNDERWAY

6 BUILDINGS RANGING FROM 12,000 SF - 52,500 SF

ESTIMATED OCCUPANCY SUMMER 2026

FOR
SALE

FAIRWAY BUSINESS PARK PHASE III

BIRCH ST & CHANEY ST
LAKE ELSINORE, CA

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DRE #02170137

DEVELOPMENT BY:



Warmington
CAPITAL PARTNERS

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROJECT OVERVIEW

- Excellent location ½ mile from I-15, 12 miles from I-215, and less than 20 miles from 91/I-15 Interchange
- Zoned M-2, General Manufacturing allowing a broad range of uses including all uses allowed in the M-1 zoning.
- The project enjoys exceptional ingress and egress by way of four streets, Third Street, Birch Street, Pasadena Street, and Chaney Street
- The City of Lake Elsinore has been the fastest growing city in California (with population greater than 50,000) having grown approximately 40.83% since 2010. Population is over 95,000 people within a 5 mile radius from the site
- Close to abundant shopping and dining amenities at Central & I-15
- Final 6 buildings in Fairway Business Park, a professionally managed business park

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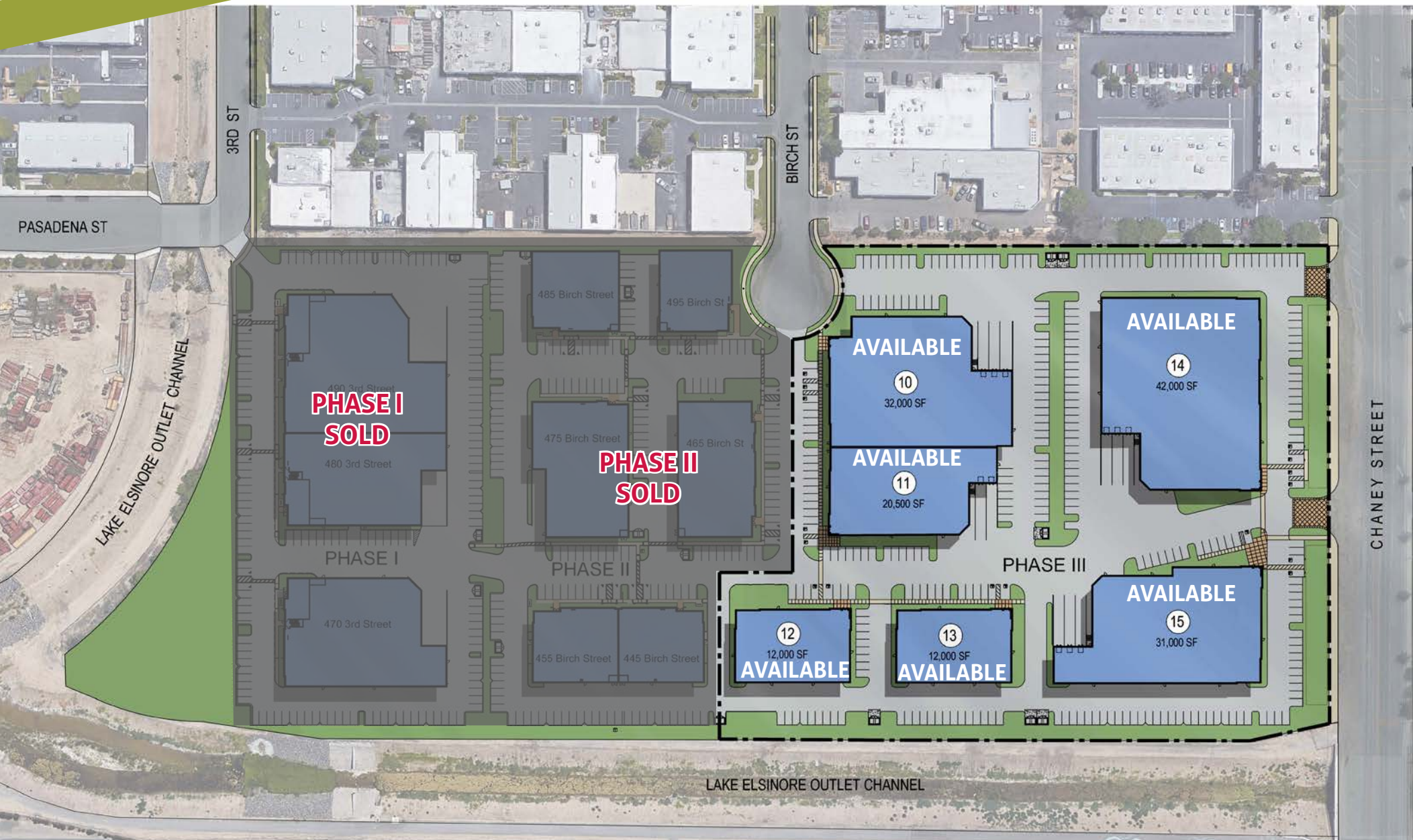
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SITE PLAN



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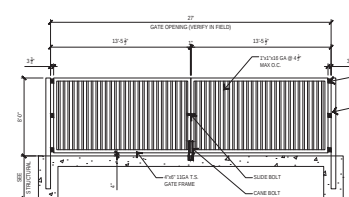
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[illegible]

1. ALL PROPERTY LINES, SEAMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.
2. FRONTAGE USED FOR ALLOWABLE AREA INCREASES PER CBC SECTION 502.5 SHALL BE PERMANENTLY MAINTAINED.
3. SCREEN ALL TRANSFORMERS WITH LANDSCAPE MATERIAL AND OR WALLS IF APPROPRIATE.
4. COMMERCIAL AND INDUSTRIAL STREET ADDRESS SHALL BE POSTED WITH A MINIMUM EIGHT INCH (8") NUMBERS VISIBLE FROM THE STREET. DURING THE HOURS OF DARKNESS THEY SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. POSTED NUMBERS SHALL CONTRAST WITH THE BACKGROUND USED AND BE LEGIBLE FROM THE STREET. VEHICLE BUILDING SIGNS EXCEED ONE HUNDRED FEET (100') FROM THE ROADWAY. ADDITIONAL NON-ILLUMINATED 8 INCH (8") NUMBERS SHALL BE DISPLAYED AT THE PROPERTY ACCESS ENTRANCE. THESE NUMBERS SHALL ALSO CONTRAST WITH THE BACKGROUND USED.

6	IF HIGH TUBULAR STEEL FENCE. SEE DETAIL 20A2.6
7	IF HIGH TUBULAR STEEL TELESCOPING GATE. SEE DETAIL 20A2.6
8	IF HIGH TUBULAR STEEL SWING GATE. SEE DETAIL 25A-
9	IF HIGH TUBULAR STEEL BI-PARTING ROLLING GATE. SEE DETAIL 20A1.6
10	IF HIGH TUBULAR STEEL FENCE OVER RETAINING WALL. SEE DETAIL 30A-

OVERALL FENCING PLAN

1" = 30'-0"	1
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PROPERTY FEATURES



BUILDING #	10*	11*	12	13	14	15
STATUS	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE
ADDRESS	*530 Birch Street	*524 Birch Street	518 Birch Street	512 Birch Street	539 Chaney Street	533 Chaney Street
BUILDING SF	32,000 SF	20,500 SF	12,000 SF	12,000 SF	42,000 SF	31,000 SF
ACRES	1.58	1.06	0.87	0.85	±2.49	1.94
FIRST FLOOR OFFICE SF	1,980 SF	1,529 SF	1,007 SF	1,007 SF	1,972 SF	1,972 SF
MEZZANINE	1,840 SF	1,019 SF	N/A	N/A	1,830 SF	1,830 SF
CLEAR HEIGHT	26'	26'	16'	16'	26'	26'
**SPRINKLER SYSTEM	0.33GPM/2,000 SF	0.33GPM/2,000 SF	0.33GPM/2,000 SF	0.33GPM/2,000 SF	0.33GPM/2,000 SF	0.33GPM/2,000 SF
POWER	1,200 Amps 277/480 Volts 3 Phase	800 Amps 277/480 Volts 3 Phase	800 Amps 277/480 Volts 3 Phase	800 Amps 277/480 Volts 3 Phase	1,200 Amps 277/480 Volts 3 Phase	1,200 Amps 277/480 Volts 3 Phase
PARKING	52	41	24	24	62	51
GL DOOR (12'X14')	2	2	2	2	3	2
DH DOOR (9'X10')	3	2	N/A	N/A	3	3
FENCED/SECURED YARD	Yes	Yes	Yes	Yes	Yes	Yes
ZONING	M-2	M-2	M-2	M-2	M-2	M-2
SALE PRICE	\$278/SF	\$288/SF	\$298/SF	\$298/SF	\$278/SF	\$278/SF

* Buildings 10 & 11 can be combined for a total 52,500 SF.

** Accommodates Class III commodities in high pile format. Higher classification possible.

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RENDERINGS



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LOCATION HIGHLIGHTS

POPULATION



1 Mile 3 Miles 5 Miles
4,315 43,289 92,577

EST. HOUSEHOLDS



1 Mile 3 Miles 5 Miles
1,247 12,691 28,091

AVG. HH INCOME



1 Mile 3 Miles 5 Miles
\$65,233 \$110,439 \$118,308

TOTAL EMPLOYEES



1 Mile 3 Miles 5 Miles
6,474 23,104 44,860

MEDIAN AGE



1 Mile 3 Miles 5 Miles
32.1 33.1 34.7

TRAFFIC COUNTS



Chaney St 3,115 CPD
I-15/Central Ave 130,533 CPD



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**CONTACT BROKERS FOR
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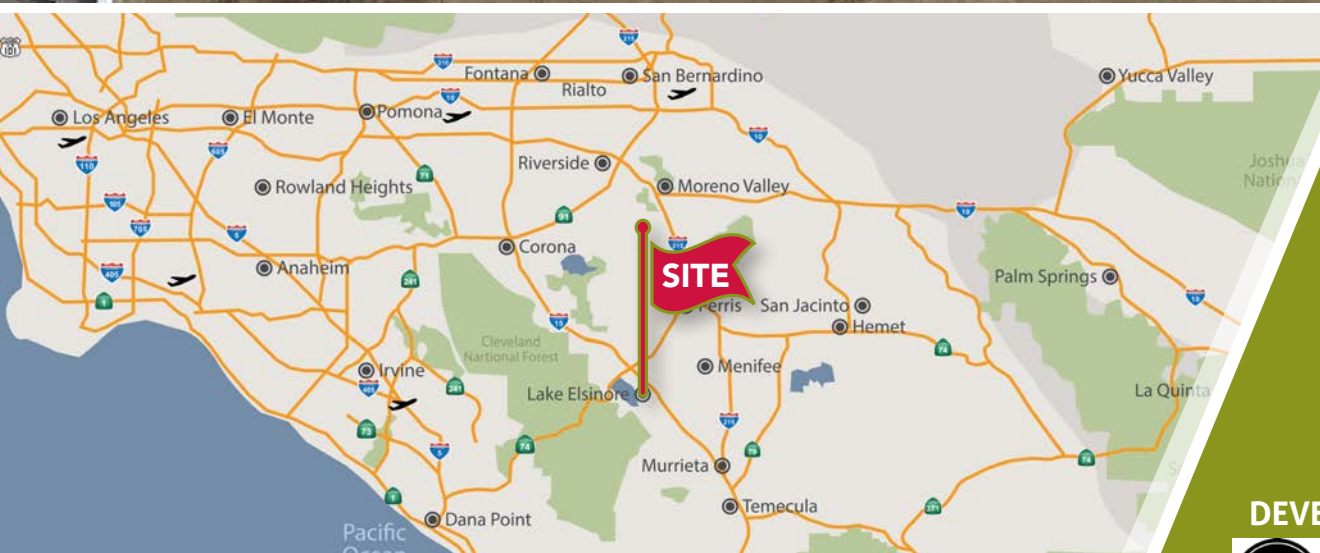
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20 MILES
to 91/15 Freeway Interchange



38 MILES
to 55/91 Freeway
Interchange



68 MILES
to the Ports of Los Angeles
& Long Beach



28 MILES
to Orange County Border



50 MILES
to John Wayne
Airport



59 MILES
to LAX International
Airport



34 MILES
to Ontario International Airport

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