

25000 Trumble Rd

Menifee, CA

FOR SALE

Entitled ±3.77-acres
Industrial Land Development
Opportunity

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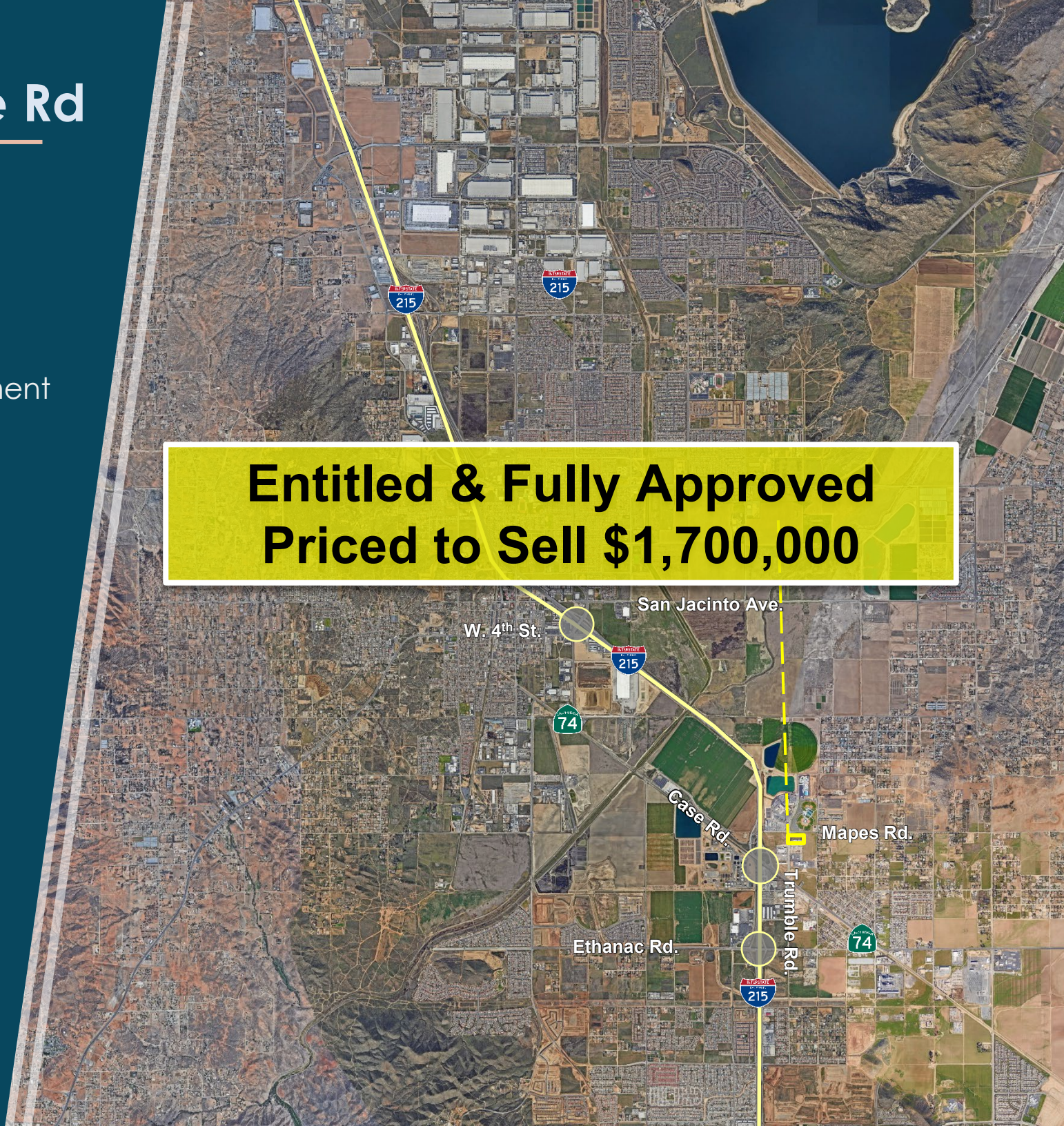
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**Entitled & Fully Approved
Priced to Sell \$1,700,000**



PROJECT OVERVIEW

Address	25000 Trumble Road Menifee, CA
Directional Location	Southeast Corner of Mapes Road and Trumble Road, Menifee, CA
APN	329-030-062
Parcel Size	±3.77 Acres
Zoning	Economic Development Corridor – North Gateway
Jurisdiction	City of Menifee
Location Highlights	Less than 1 mile from Interstate 215 Freeway providing Immediate access to I-15 and I-10, along with six other major freeways that link to 11 Western States.
Approved Site Plan	±58,924 SF Industrial Warehouse Building; ±5,266 SF Office, 5,274 SF Employee Lounge Area; 374 SF 1 st Floor Locker Room area.

Detailed Building and Entitlement
information available upon request

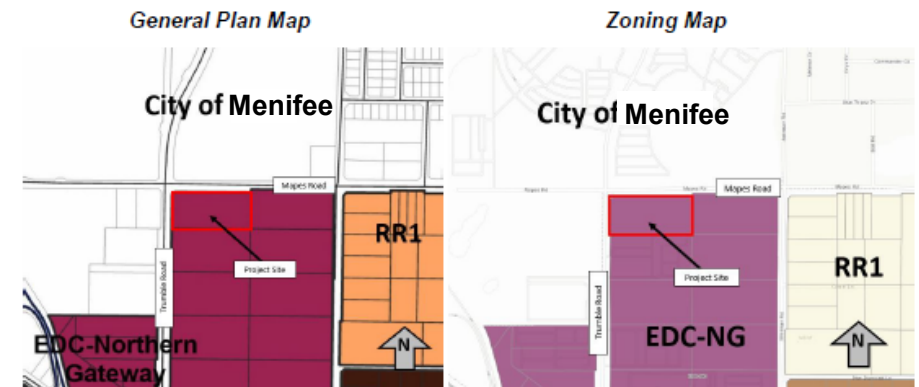


Table 1 – Surrounding Land Uses

Location	Existing Land Use	General Plan Land Use	Zoning Classification
North	City of Perris Big League Dreams Baseball Park	City of Perris Southeast Commercial	City of Perris Business Park (BP)
East	Vacant, industrial building approved	Economic Development Corridor (EDC)	Economic Development Corridor Northern Gateway (EDC-NG)
South	Industrial uses	Economic Development Corridor (EDC)	Economic Development Corridor Northern Gateway (EDC-NG)
West	Stormwater retention basin, vacant land, industrial uses	City of Perris Southeast Commercial	City of Perris Business Park (BP)



APPROVED SITE PLAN

PROJECT DESCRIPTION

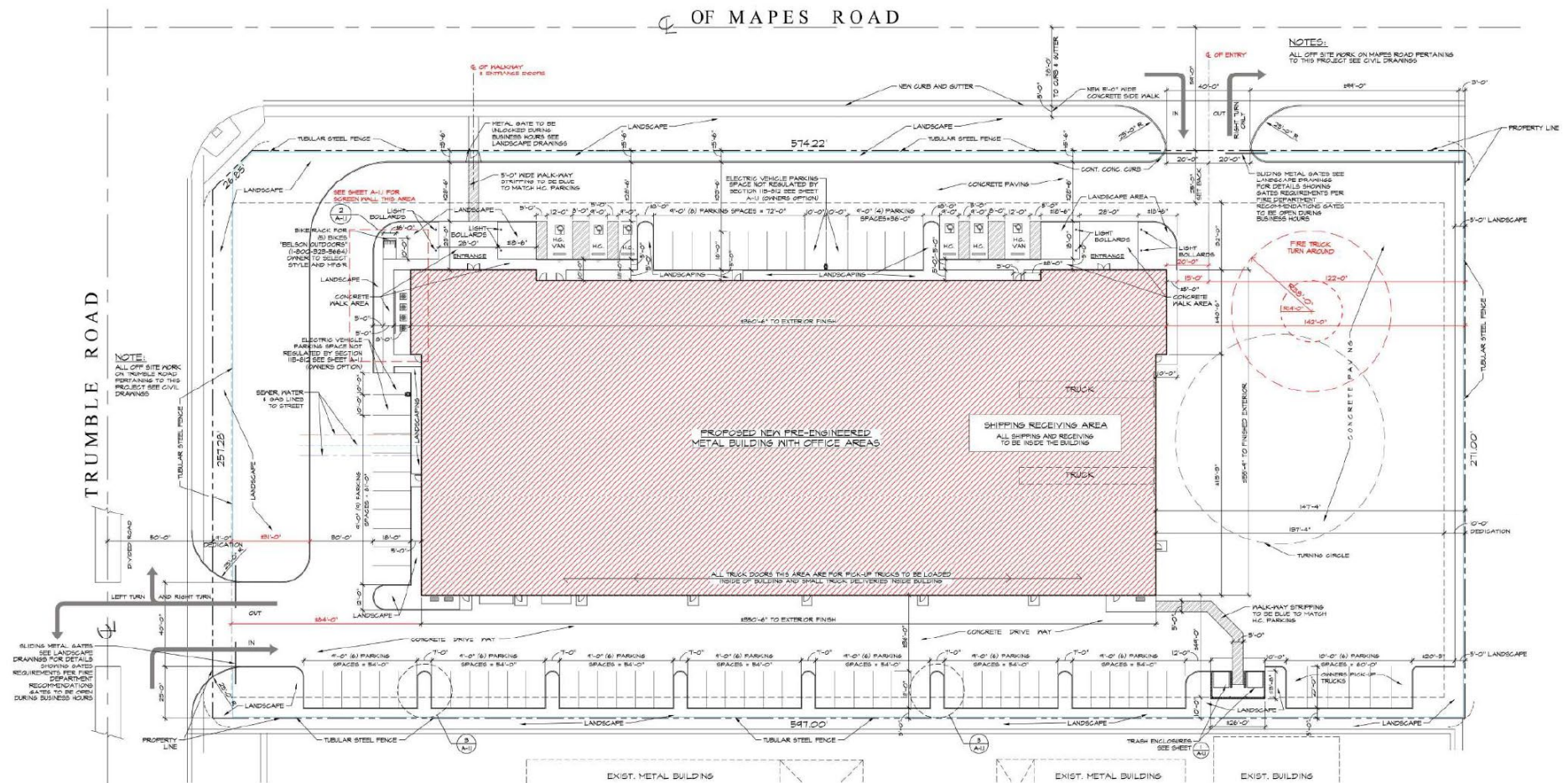
FACTORY AREA = 47,688 SQ. FT.
ADD ELECTRIC ROOM = 143 SQ. FT. = 49,005 SQ. FT.
ADD RECEIVING AREA = 124 SQ. FT.

MAIN ENTRANCE & OFFICE
AREA 1ST FLOOR = 2,633 SQ. FT.
AREA 2ND FLOOR = 2,635 SQ. FT.

EMPLOYEE LOUNGE AREA 1ST FLOOR = 2,669 SQ. FT.
(INCLUDE SPRINKLER ROOM)
2ND FLOOR = 2,605 SQ. FT. = 5,274 SQ. FT.

1ST FLOOR LOCKER ROOM AREA = 574 SQ. FT.

TOTAL SQ. FOOTAGE = 58,924 SQ. FT.
OF THE BUILDING
WITH INTERIOR



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25000 Trumble Road
Menifee, CA

Please note the above plan is only intended to be conceptual in nature

RENDERING



MENIFEE ADVANTAGE

FASTEST

Growing City in the Inland Empire (Smart Asset)

B2B HUB

Minutes From the Thriving Business Hub of South Perris

LABOR

Incredible Labor Environment with Large Resident Worker Growth Patterns

20 MILLION

Customers within 1-Hour Drive from Project

ACCESS

Immediate Access to I-215 Freeway Linking to 11 Western States

30 Minutes

BNSF Intermodal Yard

40 Minutes

Union Pacific Intermodal Yard

45 Minutes

Ontario International Airport

1 Hr 30 Minutes

Ports of Los Angeles and Long Beach

STRATEGIC LOCATION





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