

# 18345

## PASADENA ST. LAKE ELSINORE CA. 92530

± 5,678 SF INDUSTRIAL BUILDING ON ±18,731 SF LAND



**Click here for video**



*Exclusively  
Offered by:*

**Marshal Solis**  
Senior Vice President  
Lic #01779961  
714-917-9233  
M.Solis@KWCommercial.com



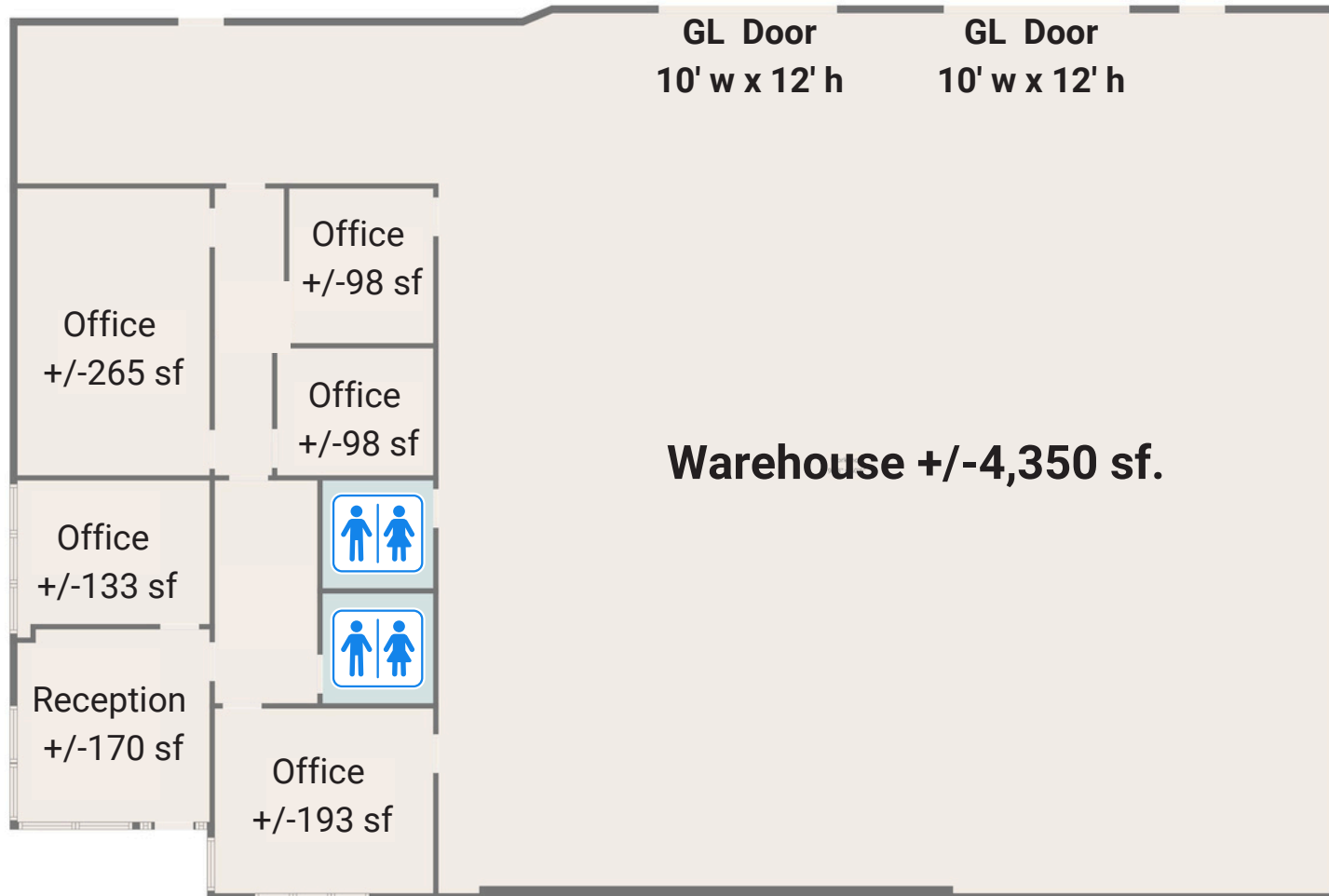
4160 Temescal Canyon Rd. Suite 500 Corona CA. 92883

# PROPERTY DESCRIPTION

<b>BUILDING ADDRESS</b>	18345 Pasadena St. Lake Elsinore CA. 92530
<b>BUILDING SIZE</b>	± 5,678 SF.
<b>OFFICE SIZE</b>	± 1,348 SF.
<b>LAND SIZE</b>	± 0.43 Acres (18,731 SF)
<b>ELECTRICAL SERVICE</b>	400a/120 - 208v 3p
<b>WAREHOUSE CEILING CLEARANCE</b>	± 18' ft. Minimum Clearance
<b>OFFICE AREA</b>	Five (5) private offices, reception and restrooms
<b>YARD</b>	Fenced , private, +/-3,800 SF
<b>LOADING</b>	Two (2) Ground Level Doors
<b>YEAR BUILT</b>	2003
<b>HOA</b>	\$750.00 per month
<b>ROOF WARRANTY</b>	Ten (10) warranty - Expires June 18 <sup>th</sup> 2035



**+/- 3,800 SF. Yard**





18345

PASADENA ST. LAKE ELSINORE CA. 92530



FOR SALE

OWNER/USER OR  
INVESTOR OPPORTUNITY