



FOR LEASE

±4.52 Gross Acres

SE of Trumble Road & Mapes Road  
MENIFEE, CA 92585

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 **STREAM**®



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## SE of Trumble Rd & Mapes Rd

MENIFEE, CA 92585

### ±4.52 Gross Acres

#### Property Profile

Site Size	±4.52 Gross Acres
Land Square Footage	±196,891 SF
Parcel No.	APN: 329-030-061
Zoning	EDC-NG (Economic Development Corridor Northern Gateway)
Fully Secured Yard	
Graveled Yard	

 **ZONING & PERMITTED USES**

#### Ideal Uses:



EQUIPMENT SALES



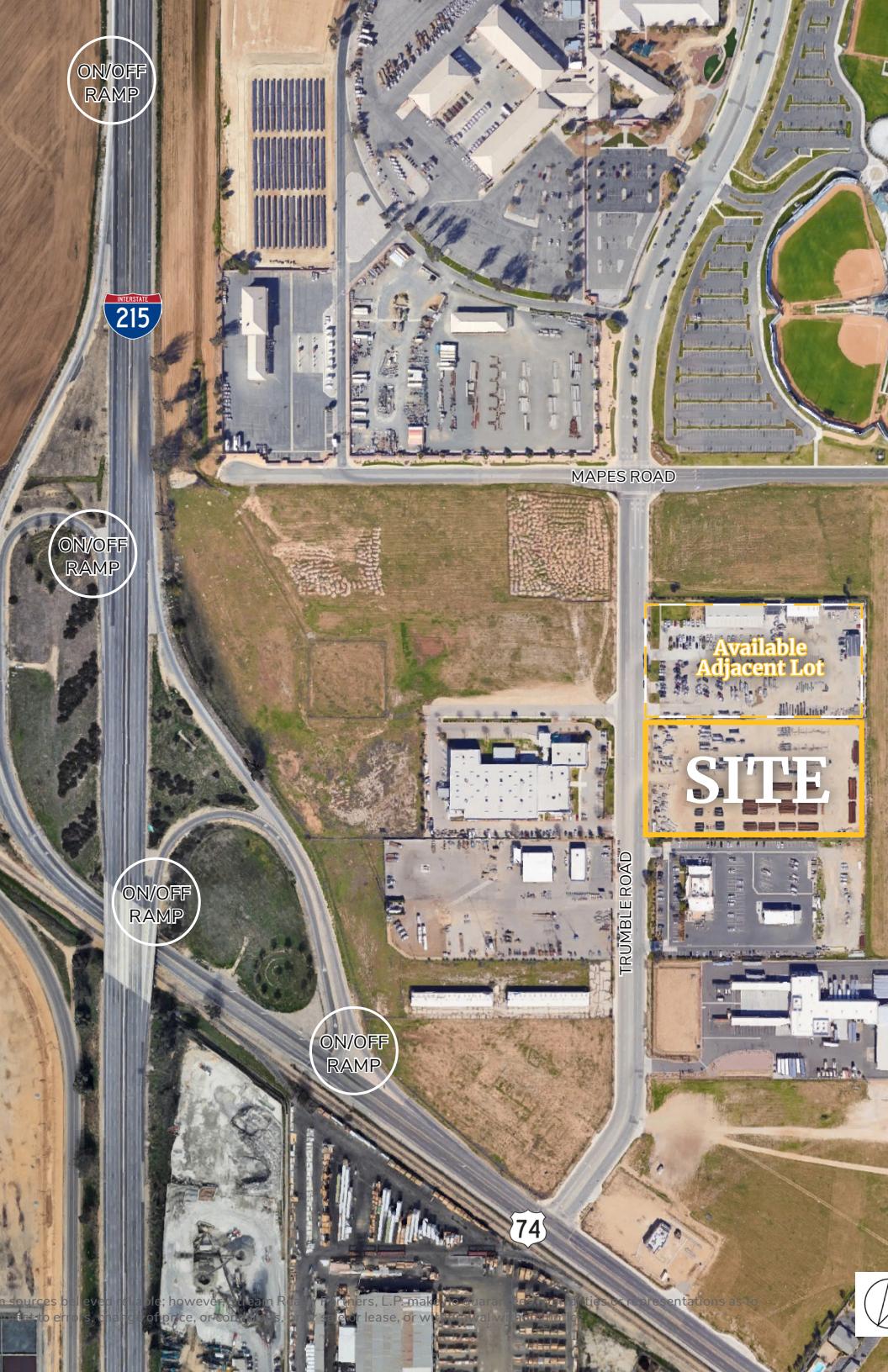
MANUFACTURING



TOWING SERVICES  
(WITH TOW TRUCK PARKING,  
NO AUTO STORAGE)



MOTOR VEHICLE  
PARKING LOT





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## LOCATION HIGHLIGHTS

- ±0.5 Miles to the CA I-215 Freeway
- ±0.6 Miles to 74 Freeway
- ±16 miles to I-215/60/91 Freeway Interchange

- ±32 Miles to San Bernardino Intl Airport
- ±36 Miles to Ontario Intl Airport
- ±84 Miles to the Port of Los Angeles & Long Beach
- ±87 Miles to Los Angeles Intl Airport



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## Location Overview



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