FOR LEASE +/- 1,430 SF - +/-1,500 SF INDUSTRIAL SPACE

NEW YEAR PROMO! FOR NEW LEASES SIGNED BY 1/31/2025: *50% DISCOUNT ON 1ST **6 MONTH'S BASE RENT OAC** **\$1 SF BROKER BONUS ***PROMO AVAILABLE ONLY FOR **APPROVED CREDIT TENANT SIGNING** A 3 YEAR LEASE TERM***

FOR MORE INFORMATION, PLEASE CONTACT: CAREY PASTOR Senior Vice President (951) 297-7434 | cpastor@cbcsocalgroup.com CaIDRE License # 01403298



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PROPERTY HIGHLIGHTS

- Small industrial space for lease
- Reception area, 1 private office, balance of space is warehouse with front loading roll up door
- M-1 zoning City of Lake Elsinore
- Close proximity to I-15 free via Central Avenue, on/off ramp
- Located near a number of new retail and restaurants including: Lowe's, The Home Depot, Costco, Chili's Wendy's, Panda Express, Target, Marshalls, Panera, and more



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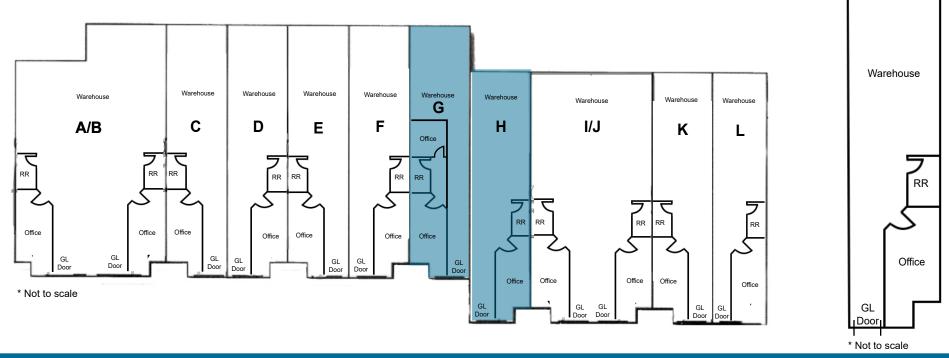
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AVAILABILITY

| UNIT | UNIT SIZE | MONTHLY RENTAL RATE | DESCRIPTION |
|------|-----------|---|--|
| G | ±1,430 SF | \$1,716.00 Base Rent + \$787.00 CAOE Per month* | Reception area, 1 private office, 1 restroom, warehouse with roll up door. |
| Н | ±1,500 SF | \$1,800.00 Base Rent + \$825.00 CAOE Per month* | Reception area, 1 restroom, warehouse with roll up door. |

* 2024 Common Area Operating Expenses (CAOE) are estimated and subject to annual reconciliation and adjustment

SITE PLAN



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Typical Floor Plan

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