

# 580 THIRD STREET BUSINESS PARK

580 3RD STREET, LAKE ELSINORE, CALIFORNIA 92530

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:

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CalDRE License # 01403298



**COLDWELL  
BANKER  
COMMERCIAL  
SC**

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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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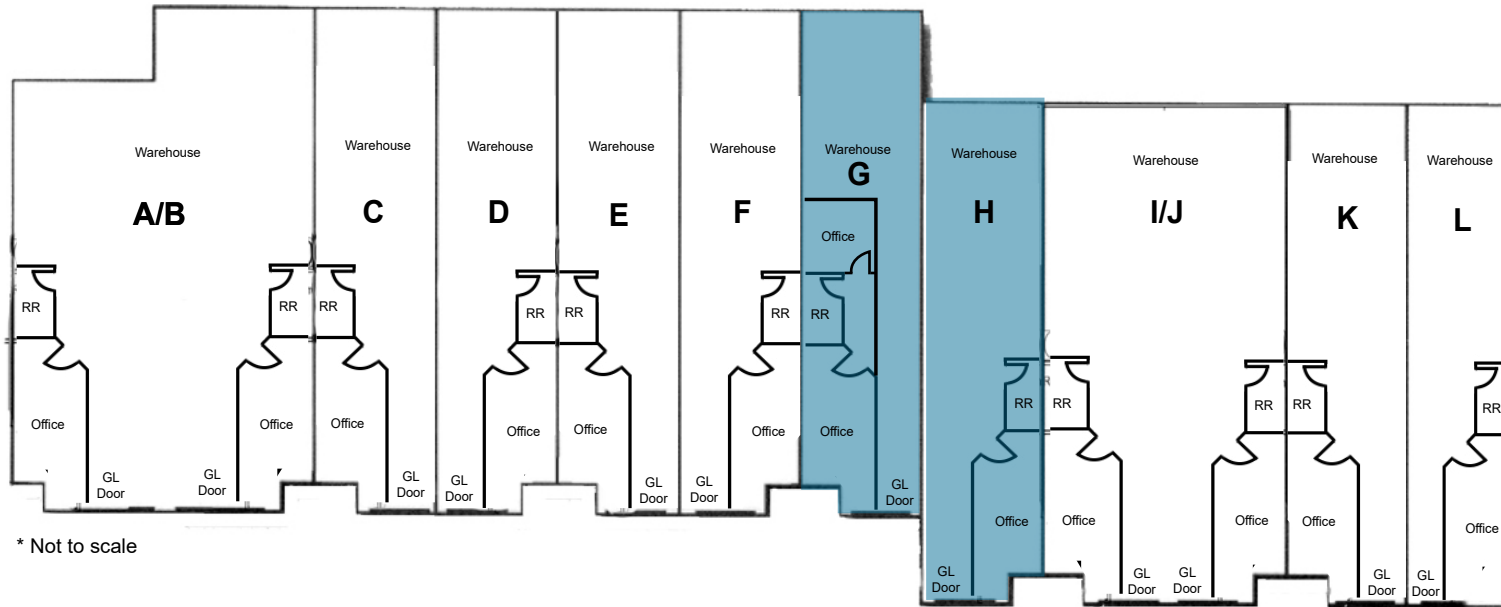
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## AVAILABILITY

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.
H	±1,500 SF	\$1,800.00 Base Rent + \$825.00 CAOE Per month*	Reception area, 1 restroom, warehouse with roll up door.

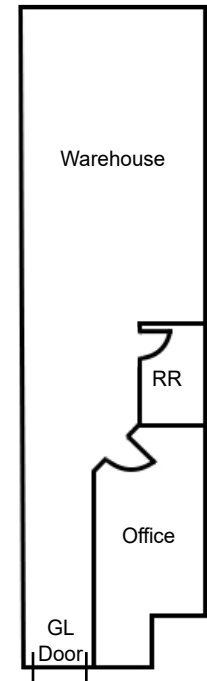
\* 2024 Common Area Operating Expenses (CAOE) are estimated and subject to annual reconciliation and adjustment

## SITE PLAN



\* Not to scale

## Typical Floor Plan



\* Not to scale

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