



BUILDING 4 | 220,606 SF
FOR SALE OR LEASE



GATEWAYATMENIFEE.COM

33540 Zeiders Rd, Menifee CA 92584



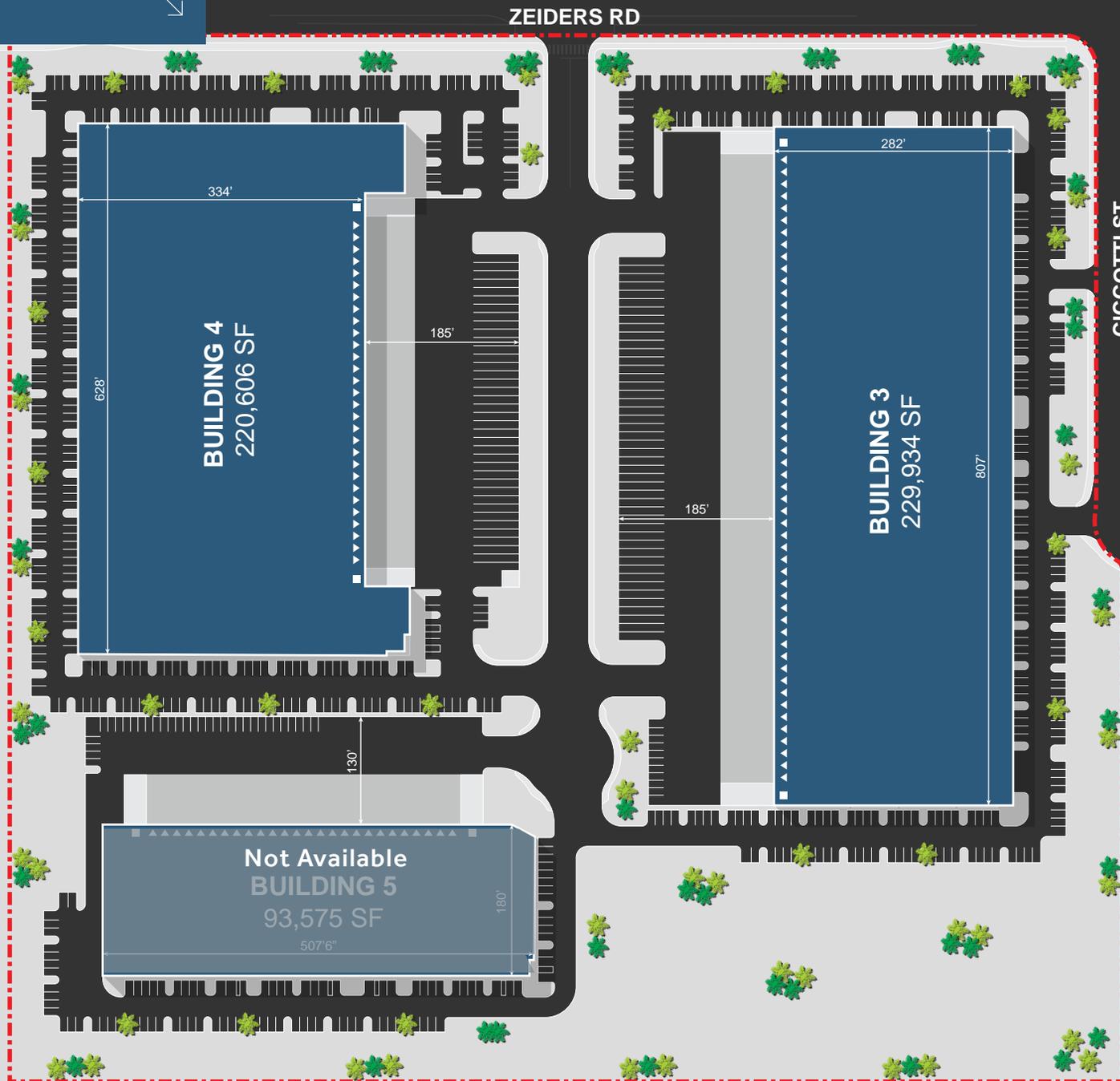
BUILDING 4
220,606 SF

BUILDING 3
229,934 SF

AT THE CENTER OF SOUTHERN CALIFORNIA LOGISTICS

The Gateway at Menifee is located at the center of 4 major markets
– **North San Diego, Riverside, San Bernardino, and Orange County** –
with access to **11,220,720 consumers** within 60 Miles.

SITE PLAN



ZEIDERS RD

CICCOTTI ST

BAILEY PARK BLVD

- DRIVE-IN DOOR
- ▲ DOCK DOOR

BUILDING 4
220,606 SF

BUILDING 3
229,934 SF

Not Available
BUILDING 5
93,575 SF



BUILDING 4 | 220,606 SF ↘



BUILDING



33540 Zeiders Rd

BUILDING SPECIFICATIONS

Building Size

220,606 SF

Column Spacing

56' x 60'

Clear Height

36'

Dock High Doors

29

Ground Level Doors

2

Office

To Suit

Loading

Single (Front)

Trailer Parking

34

Divisibility

91,731

Auto Parking

286

Truck Court

185'

Acres

12.05

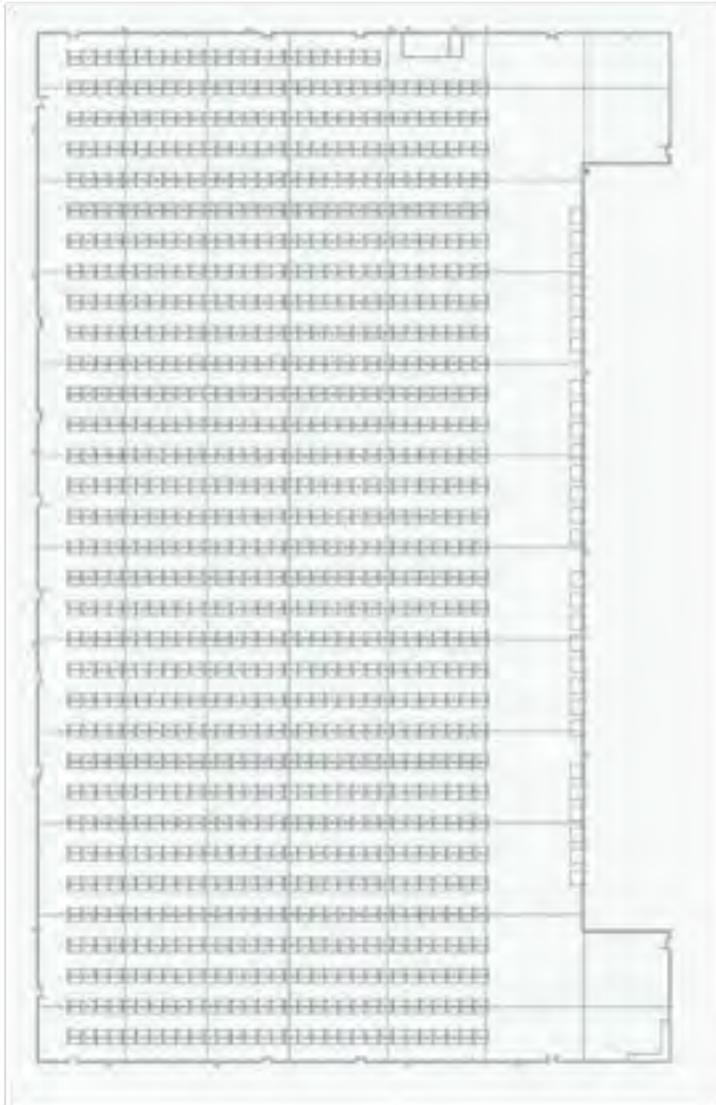
Power

2,000 Amps, 277/480 V, 3 Phase

Pallet Positions

56" Tall Pallets: 24,360

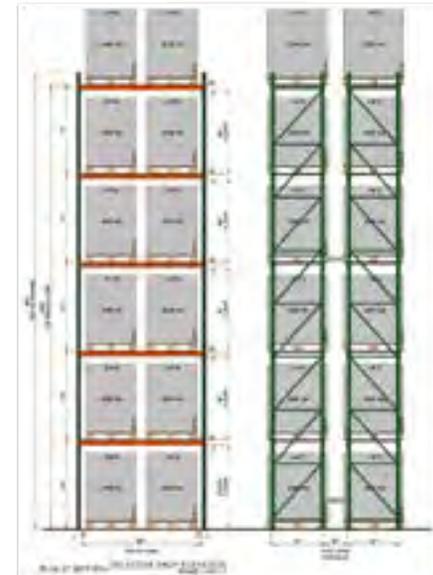
64" Tall Pallets: 20,300



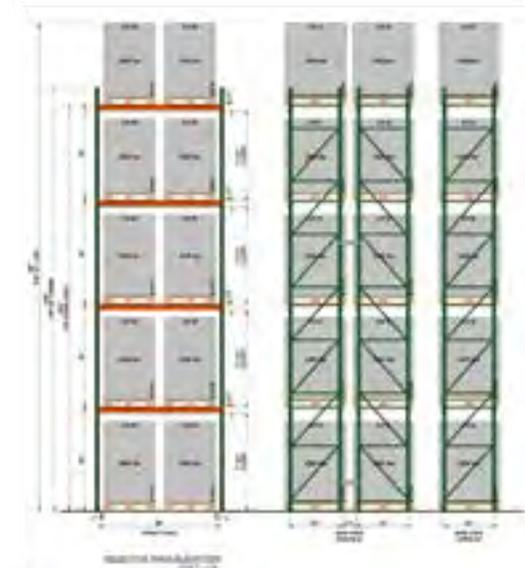
Contact: Greg Hanolan
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Email: greg.hanolan@raymondwest.com

**3 Selective
RACKING PLAN**

56" Pallets (6-high)



64" Pallets (5-high)



ACCESSING THE PORTS & AIRPORTS



DRIVE TIMES

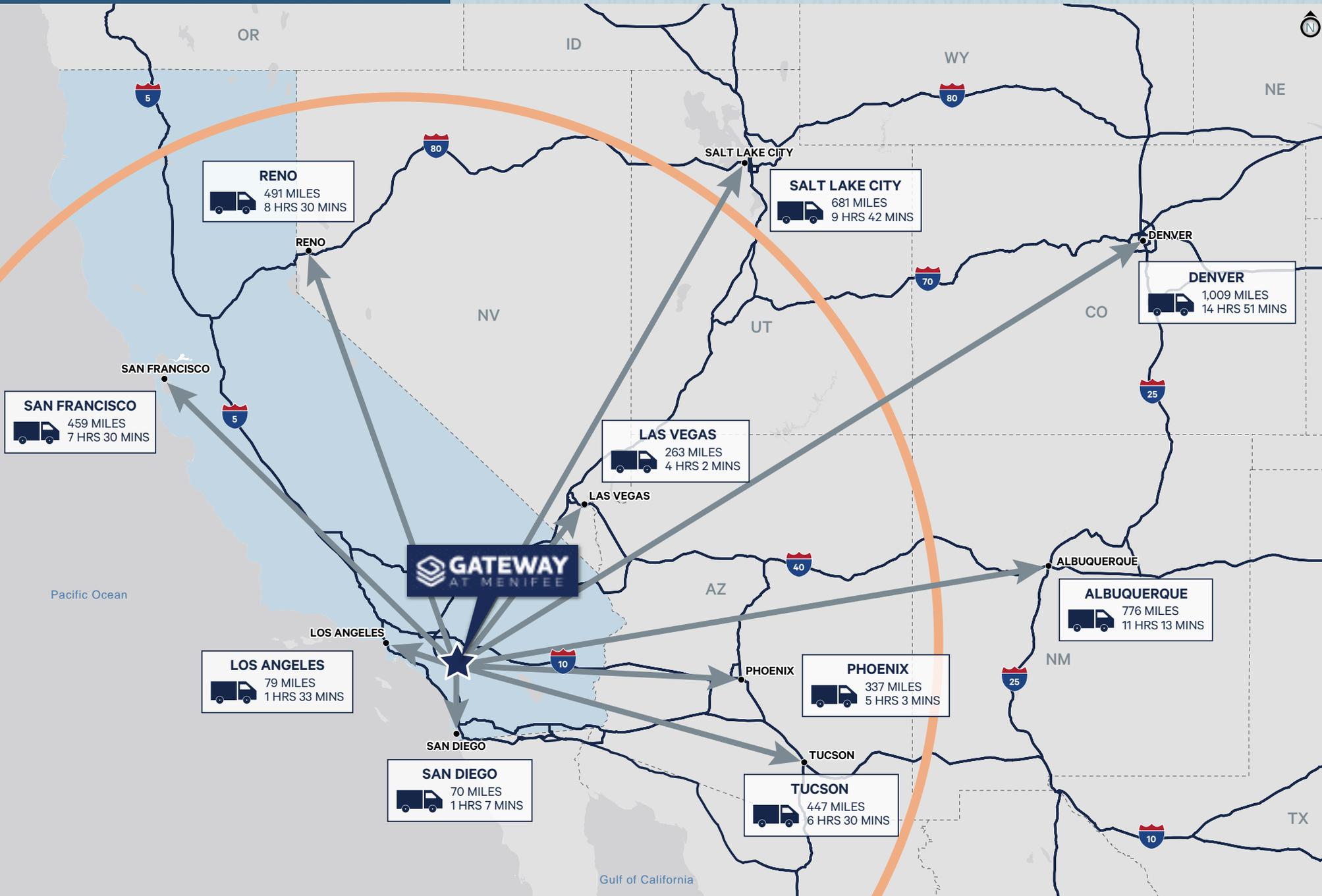
	MINUTES	MILES
North San Diego (Escondido/ Carlsbad)	35-45	35-45
I-15 Corridor SD (Rancho Bernardo)	45	47
Central San Diego (Kearny Mesa)	55	63
Mexican Border (Otay Mesa)	80	87

SAN DIEGO
INT'L AIRPORT (SAN)

SAN DIEGO
PORT



DRIVE TIME MAP





BUILDING 4
220,606 SF

BUILDING 3
229,934 SF

215

FOR MORE INFORMATION, PLEASE CONTACT 

Patrinely

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CBRE

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