

ADNOFF COMMERCE CENTER

18277 PASADENA STREET, LAKE ELSINORE, CA 92530

INDUSTRIAL / FLEX
SPACE FOR LEASE



FOR MORE INFORMATION, PLEASE CONTACT:

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CalDRE License # 01403298



COLDWELL BANKER
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PROPERTY HIGHLIGHTS

- Office build-out averages 29%
- High quality tenant improvements
- All units include coffee bar and copy room
- Parking ratio: 2.39 per 1,000
- Warehouse: 18' clear minimum
- 12' x 14' ground level door
- Electrical per unit: 200 amps
- Fully sprinklered
- Painted warehouse interiors with insulated ceilings
- Close proximity to I-15 freeway at Central Avenue
- Retail and restaurant amenities nearby including: Lowe's The Home Depot, Costco, Target, Chili's, Starbucks

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AVAILABILITY

UNIT	UNIT SIZE	MONTHLY BASE RENT
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B-100	+/- 1,913 SF	\$2,774.00 Per month
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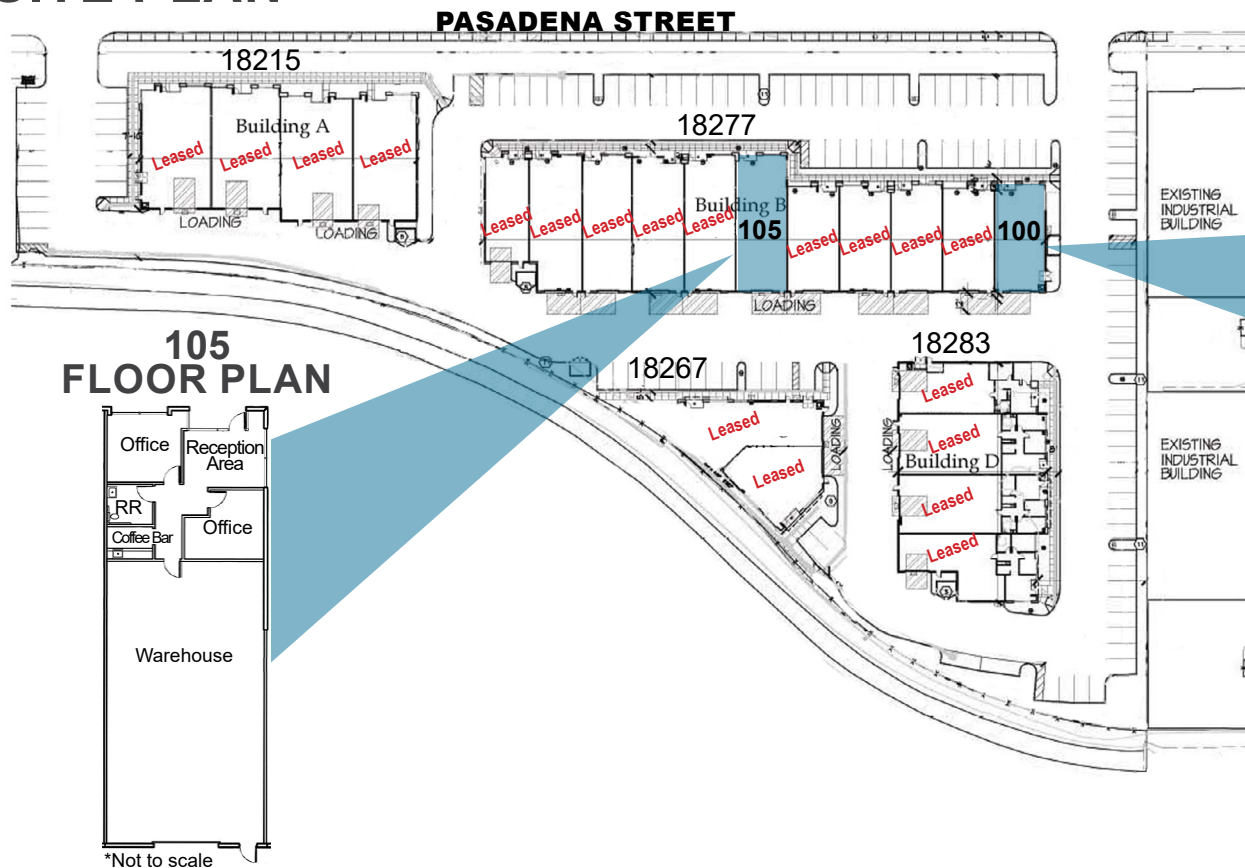
B-105	+/- 2,460 SF	\$3,567.00 Per month
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DESCRIPTION

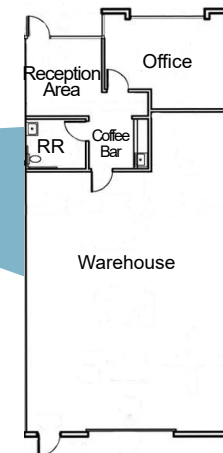
Office: reception area, 1 private office, 1 restroom, coffee bar with sink.
Warehouse: insulated ceilings, 18' clear height, 12' x 14' GL door, man door, 200 Amp 120/208 power supply

Office: reception area, 2 private offices, 1 restroom, coffee bar with sink.
Warehouse: insulated ceilings, 18' clear height, 12' x 14' GL door, man door, 200 Amp 120/208 power supply

SITE PLAN

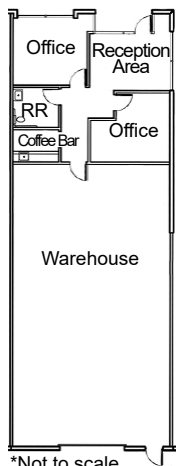


B100 FLOOR PLAN



*Not to scale

105 FLOOR PLAN



*Not to scale

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