

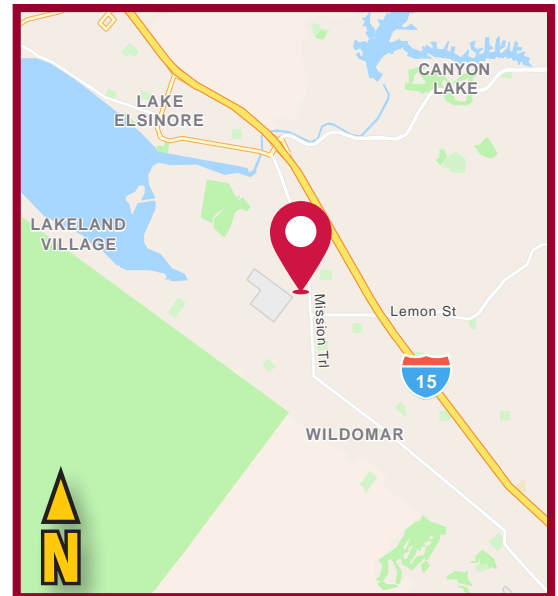
ALESCO BLUE LAKE II BUSINESS PARK  
**31887** CORYDON ROAD  
UNITS 150 & 160  
LAKE ELSINORE, CA 92530

**FOR SALE**  
**±6,501 SF INDUSTRIAL CONDO**



### FEATURES:

- PART OF LARGER MULTI-TENANT BUILDING
- UNIT 150: 2,897 SF  
UNIT 160: 3,604 SF
- TWO (2) GL DOOR 12X12'
- POWER: HEAVY POWER (VERIFY)
- 18' CLEAR HEIGHT
- CLOSE PROXIMITY TO 1-15 FREEWAY LOCATED ON THE BORDER OF WILDOMAR/ LAKE ELSINORE
- 22 HVAC ROOF UNITS
- 3 RESTROOMS
- DISCOUNTED PRICE DUE TO EXTENSIVE IMPROVEMENTS MADE BY PREVIOUS TENANT
- ZONING: LIMITED MANUFACTURING (M-1)/ CITY OF LAKE ELSINORE (TENANT TO VERIFY)



**ASKING PRICE:**  
**\$1,500,000.00 (\$231 PSF)**

**MICHAEL STRODE, CCIM, SIOR**

951.445.4508  
mstrode@leetemecula.com  
DRE#: 00798900

**SCOTT STEWART**

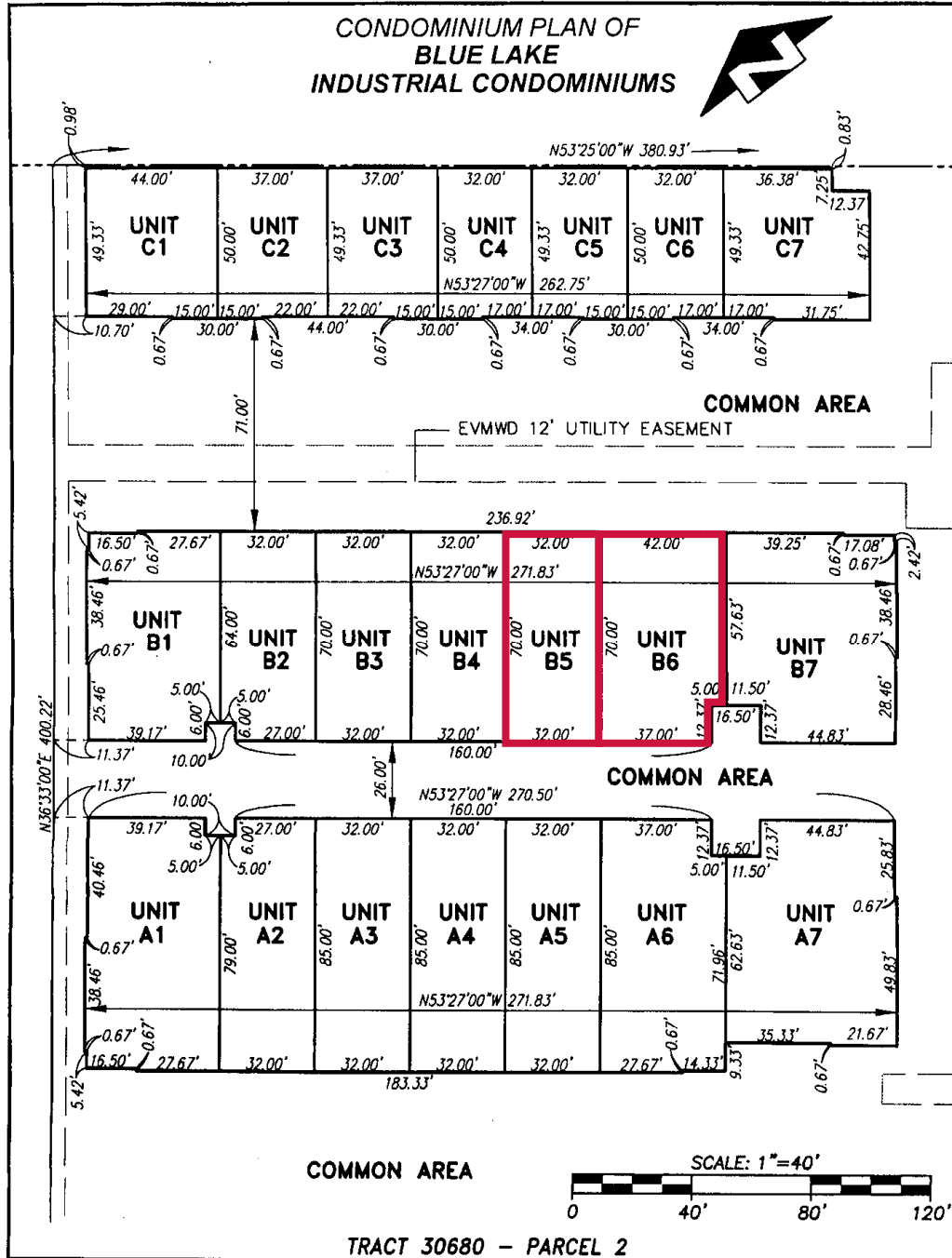
951.445.4514  
sstewart@leetemecula.com  
DRE#: 01342575

**CONNOR STRODE**

951.445.4529  
cstrode@leetemecula.com  
DRE#: 02170137

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