

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

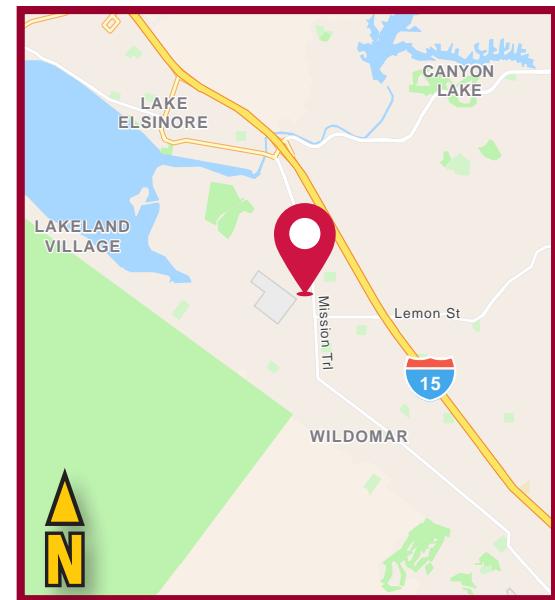
FOR SALE
±6,501 SF INDUSTRIAL CONDO



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)



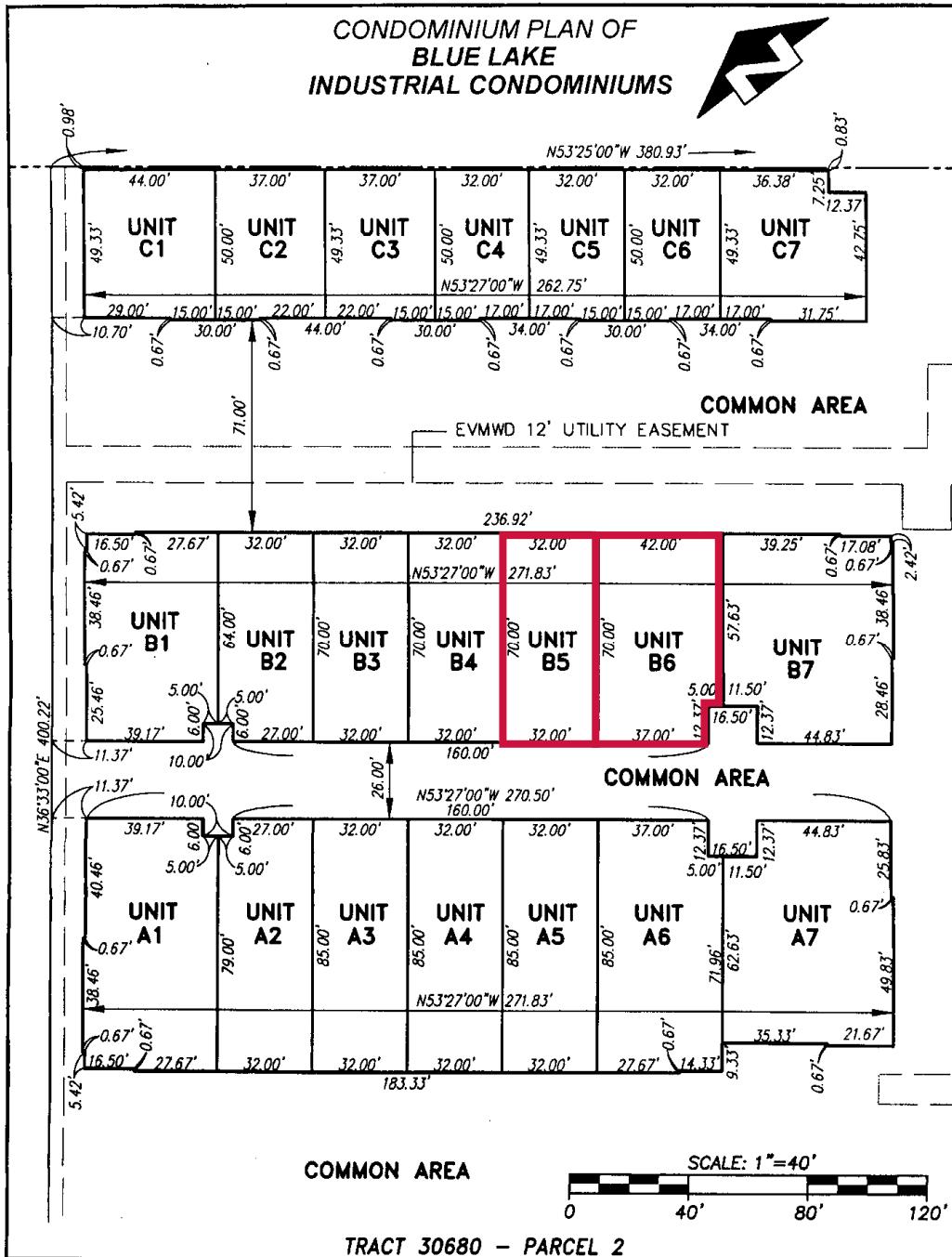
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