

# Menifee Industrial With Secure Yard

27915 Ethanac Road, Menifee, CA 92585

**FOR SALE  
OR LEASE**



**3,200± SF BLDG  
0.93± ACRE YARD**



**\$1,200,000  
ASKING PRICE**

**\$6,500/Month  
STARTING MONTHLY  
LEASE RATE**



- Property Video:



[shorturl.at/ncMC1](https://shorturl.at/ncMC1)

- City of Menifee BP Zoning (Light Industrial)
- Heavy 277/480, 3 Phase Power
- Fenced 1± Acre Gravel Yard
- Easy direct Access (±0.5 miles) to I-215 Freeway
- Immediate Availability

## Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	4,095	41,576	136,370
2029 Population (Projected)	4,321	44,015	144,540
Daytime Employee Population	1,500	6,483	19,913
Average Household Income	\$102,265	\$90,918	\$93,714

## Traffic Counts

Source: CoStar 2022	ADT
Ethanac Road at Antelope Road	5,129

**Exclusively Marketed By:**

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The above information, while not guaranteed, has been secured from sources we believe to be reliable.

Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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## Sample Potential Uses: *(not complete list)*

- Animal Hospital/Veterinary Services
- Brewery, Distillery, Wine Tasting with On-Site Consumption
- Catering Services
- Hardware and Building Supplies
- Light Manufacturing
- Church/Religious Institution



## Sample Conditional Uses: *(not complete list)*

- Contractor, Landscape, Building Materials Yard
- Equipment Sales and Rental
- Kennel/Animal Rescue
- Motor Vehicle Sales, Rental or Repair
- Recycling Collection and Processing Facility
- Shooting Range (Indoor)

