

# COLLIER AVENUE BUSINESS PARK

18650 COLLIER AVENUE, LAKE ELSINORE, CA 92530

FOR LEASE

+/- 7,420 SF INDUSTRIAL SPACE

## NEW LEASE PROMOTION

FOR NEW LEASES SIGNED BY 12/31/25:

\*50% DISCOUNT ON 1ST

6 MONTH'S BASE RENT OAC

\*\*\*PROMO AVAILABLE ONLY FOR  
APPROVED CREDIT TENANT SIGNING  
A 2 YEAR MINIMUM LEASE TERM\*\*\*



FOR MORE INFORMATION, PLEASE CONTACT:

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**COLDWELL  
BANKER  
COMMERCIAL  
SC**

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## PROPERTY HIGHLIGHTS

- No CAM Charges (Landlord Pays for Water & Trash)
- Excellent Collier Avenue frontage
- Convenient I-15 access at Central Ave. on/off ramp
- Grade and dock high loading doors
- $\pm 16'$  to  $\pm 18'$  Warehouse Clearance
- Retail and restaurant amenities nearby including: Lowe's The Home Depot, Costco, Target, Chili's, Starbucks and more
- Professionally Managed Business Park



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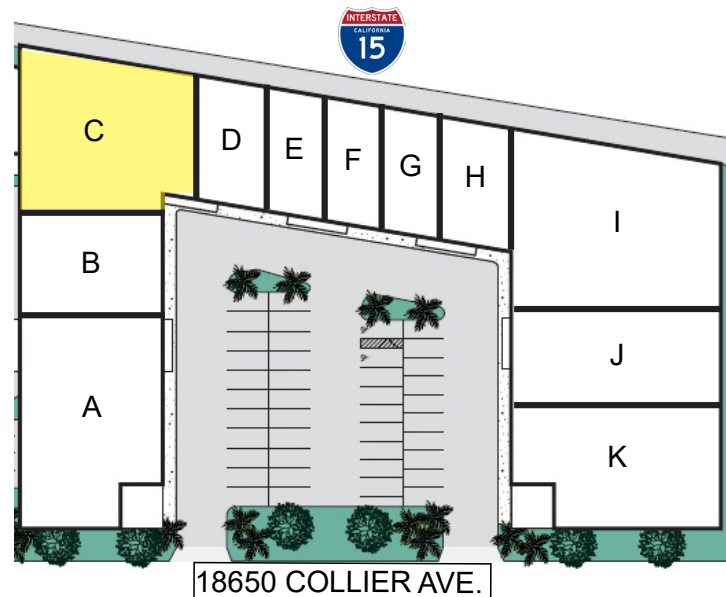
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## AVAILABILITY

UNIT	UNIT SIZE	MONTHLY RENTAL RATE	DESCRIPTION
18650 - C	+/- 7,420 SF	\$9,275.00 per month*	Large reception office, 1 private office, 2 Restrooms, 1 front loading roll-up door and 1 rear dock high loading door

\* \$4,637.50 per month for months 1-6 subject to promotion terms and conditions

## SITE PLAN



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