

ADNOFF COMMERCE CENTER

18283 PASADENA STREET, LAKE ELSINORE, CA 92530

INDUSTRIAL / FLEX
SPACE FOR SUBLEASE



FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY HIGHLIGHTS

- Master Lease expires 7/31/26
- Potential for a direct lease
- Office build-out averages 29%
- High quality tenant improvements
- All units include coffee bar and copy room
- Zoning: M-2
- 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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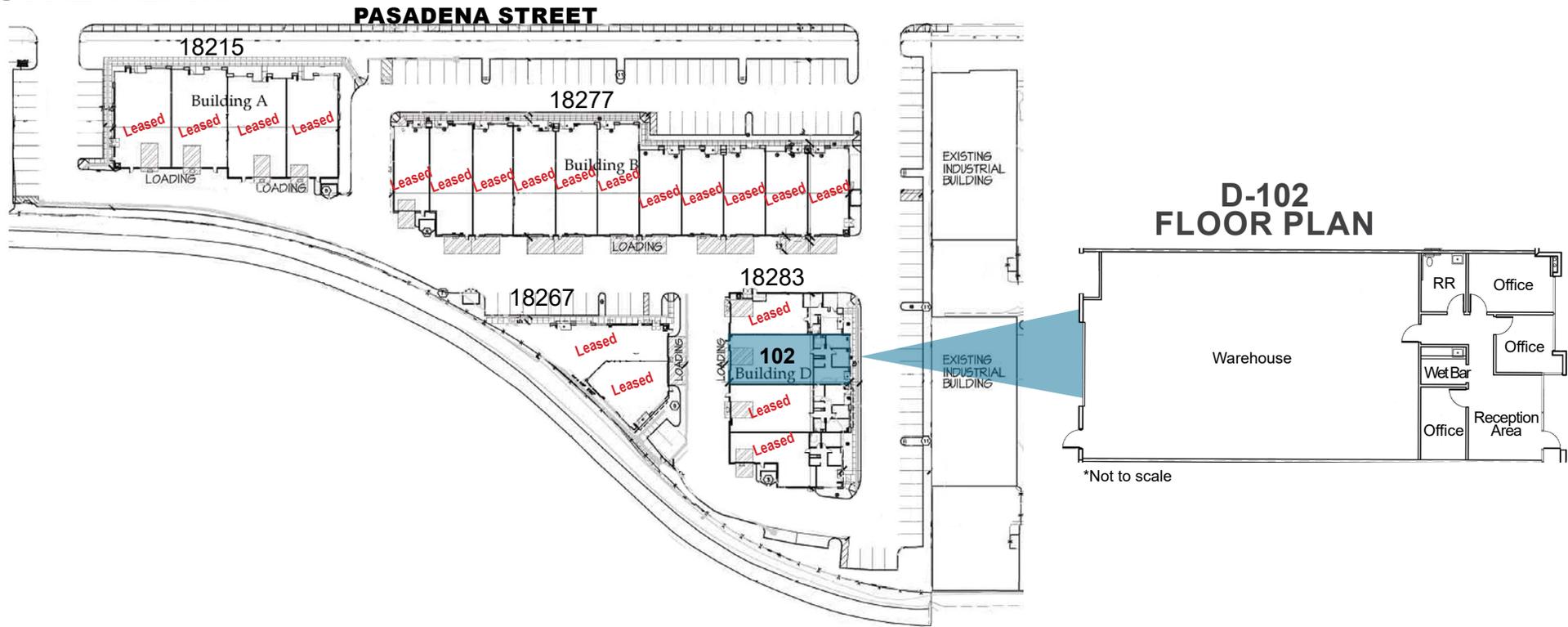
AVAILABILITY

UNIT	UNIT SIZE	MONTHLY BASE RENT
D-102	+/- 3,028 SF	\$4,542.00 Per month

DESCRIPTION

Office: reception area, 3 private offices, 1 restroom, wet bar
Warehouse: 16' clear height, 200 Amp 3phase service panel 12' w x 14' h rear loading roll up door and man door.

SITE PLAN



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