

**18520 MINTHORN STREET**  
LAKE ELSINORE, CALIFORNIA 92530

**FOR SALE**  
**+/-9,656 SF FREESTANDING**  
**INDUSTRIAL BUILDING**  
**W/FENCED YARD**



**FOR MORE INFORMATION, PLEASE CONTACT:**

**CAREY PASTOR** | Senior Vice President

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**COLDWELL**  
**BANKER**  
**COMMERCIAL**  
**SC**

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## PROPERTY HIGHLIGHTS

- +/- 9,656 SF freestanding industrial building w/ fenced yard situated on +/- 0.46 AC lot
- +/- 1,057 SF of well-appointed office space consisting of a reception area, 3 private offices, 2 office restrooms, wet bar, and 1 warehouse restroom.
- 12' w x 14'h rear loading grade level roll-up door
- 600 Amp; 277/480v electrical service
- Climate controlled warehouse w/18' clear height
- APN #: 377-151-045
- M-1 Zoning – City of Lake Elsinore
- Conveniently located with easy access to I-15 freeway via Central Ave.
- Numerous retail and restaurant amenities nearby
- Fee Simple – No Owner Association
- Offered for Sale at \$2,559,000

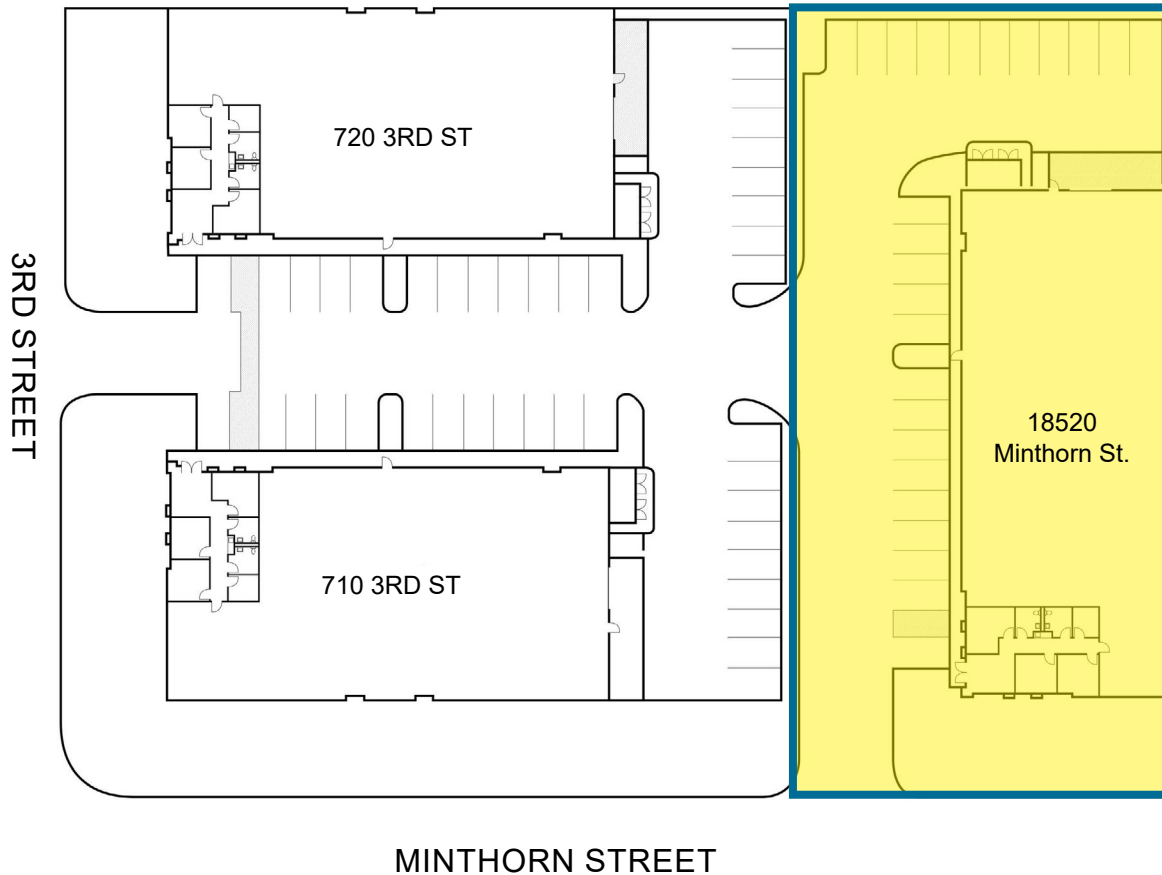


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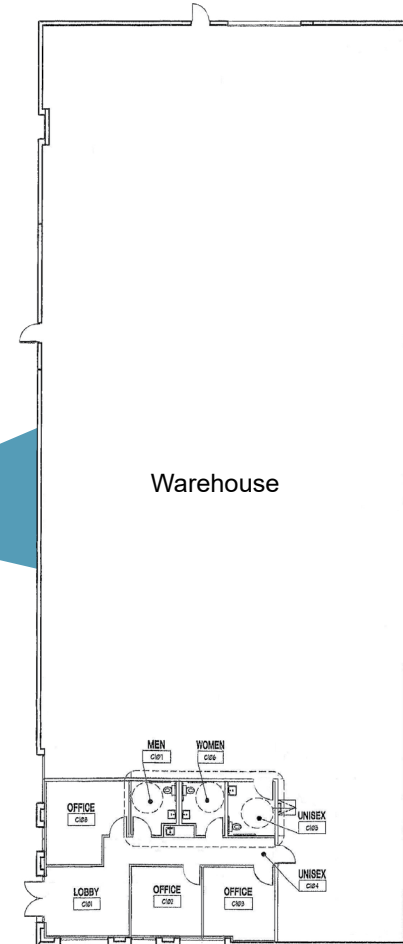
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## SITE PLAN



## FLOOR PLAN



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