



# FOR LEASE: PASADENA STREET

18520 Pasadena Street, Lake Elsinore, CA 92530

## Property Information

The **18520 Pasadena Street** offers your business a professional look in a convenient location. Professionally managed, this +/- 12,379 square foot complex consists of incubator multi-tenant suites with excellent loading, office and warehouse, on site parking, and beautiful landscaping.

- **Suite A: +/-2,200 square feet**

**Reception Area, Private Office(s), Restroom, and Warehouse Area**

**Lease Rate from: \$1.20/SF, MG  
(plus Common Area Operating Expenses,  
currently est. \$0.25/SF)**



**Christopher J. Masino, SIOR**  
**(951) 795-4556**  
**[cmasino@masinoindustrial.com](mailto:cmasino@masinoindustrial.com)**

41707 Winchester Rd | Suite 300 | Temecula | CA | 92590

The information contained herein has been obtained from a variety of sources and Masino Commercial, its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.





# FOR LEASE: PASADENA STREET

18520 Pasadena Street, Lake Elsinore, CA 92530

## Location Overview



41707 Winchester Rd | Suite 300 | Temecula | CA | 92590

The information contained herein has been obtained from a variety of sources and Masino Commercial, its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.



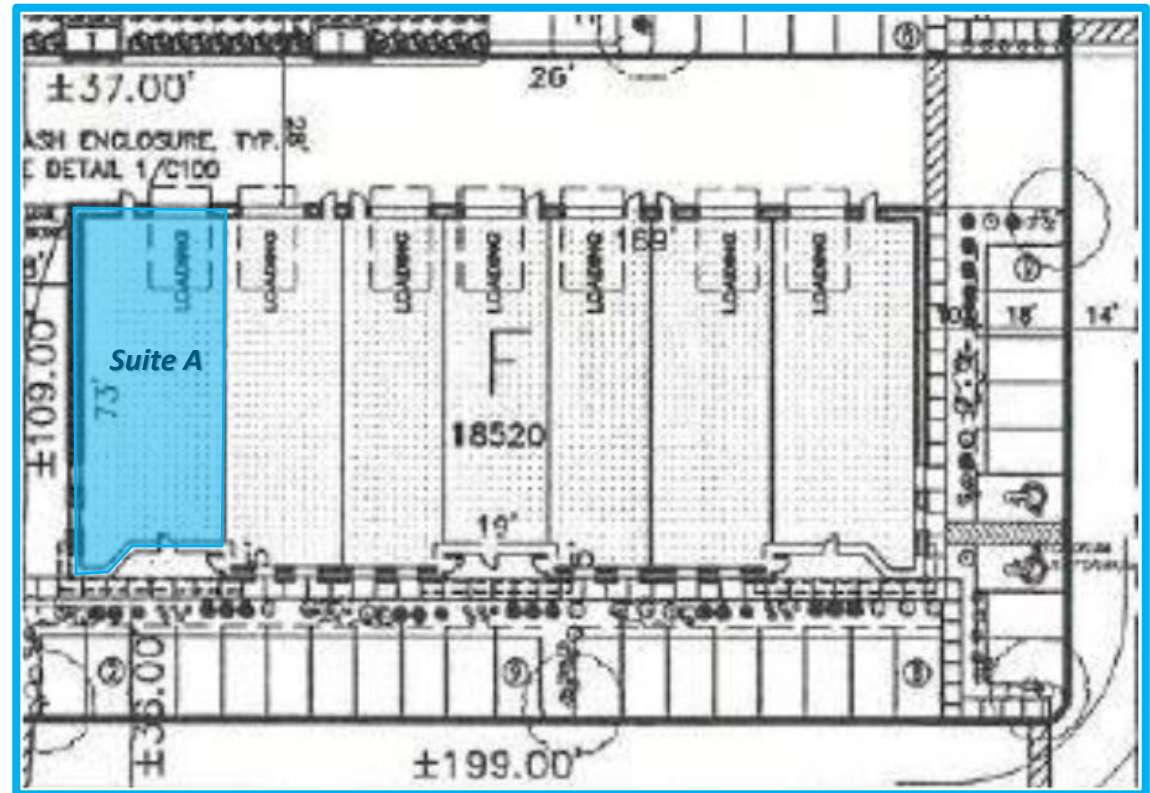
# FOR LEASE: PASADENA STREET

18520 Pasadena Street, Lake Elsinore, CA 92530

## Site Plan:

### Suite Features:

- Suite A: +/-2,200 Square Feet
- Reception Area
- One (1) Private office
- Restroom
- One (1) Ground Level Loading Door
- Only Suite Available in Project
- **NOW OFFERED FOR \$1.20/SF, MG**  
(plus estimated common area operating expense of \$0.25/SF)



**Christopher J. Masino, SIOR**  
**(951) 795-4556**  
[cmasino@masinoindustrial.com](mailto:cmasino@masinoindustrial.com)

41707 Winchester Rd | Suite 300 | Temecula | CA | 92590

The information contained herein has been obtained from a variety of sources and Masino Commercial, its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.





# FOR LEASE: PASADENA STREET

18520 Pasadena Street, Lake Elsinore, CA 92530

## Local Area Map

### 18520 Pasadena Street Lake Elsinore, CA 92530

- *Well located off the I-15 freeway at Central Avenue in Lake Elsinore, CA.*
- *Close to amenities including, restaurants, banking, business services, and much more*
- *Located in Pasadena Street Industrial Park*



**Christopher J. Masino, SIOR**  
**(951) 795-4556**  
[cmasino@masinoindustrial.com](mailto:cmasino@masinoindustrial.com)

41707 Winchester Rd | Suite 300 | Temecula | CA | 92590

The information contained herein has been obtained from a variety of sources and Masino Commercial, its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.