

FOR SALE/LEASE

ROME HILL INDUSTRIAL BUSINESS PARK

45,859 SF INDUSTRIAL BUILDING

OWNER USER OR INVESTMENT OPPORTUNITY

PRIME LOCATION

**FULLY ENTITLED
SHOVEL READY
Q3 2027 MOVE-IN!**

18282 GRAND AVENUE | LAKE ELSINORE, CA



PROPERTY HIGHLIGHTS



Land Use Zoning:

Commercial Manufacturing (CM)
Fully Entitled w/ Outdoor Storage



Prime Central Location

Excellent access to Orange County, San Diego and the Long Beach, or L.A. Ports in (45 Mins)
One of a kind DOT Short-Haul Radius (Page #3)



Ample Parking

84 surface parking spaces for employees, visitors, & fleet/trucks; includes EVCS & ADA



Flexible Layout

Class 1 Free span tilt up with Clear Height= 24'- Max 29'; Pre-Planned TI's include Offices, large Mezzanine, Suites, and Bathrooms



Strong Investment Potential

Ideal for owner-users or investors seeking a **high-quality one-of-a-kind asset** in a robust market

BUILDING OVERVIEW

CONCEPTUAL RENDERING



45,859 SQ FT Total

Full Type 1 Industrial Building (Potential to split into two units- at 22,055 SF and 23,804 SF)



Sprinklered (Fire Protection)

Castellated Steel I Beam Roof with Metal Panels for Free Span and ZERO Combustible wood panels



Power

2,000 AMP; 277/ 480V 3 Phase (3k AMP conduit available)



Freight Docking

2 Truck Well Docks 10x12 (TW) which include 35,000lb capacity dock levelers
2 Ground Level Doors 12 x14 (GL)



CONCEPTUAL RENDERING

EXCLUSIVELY LISTED BY



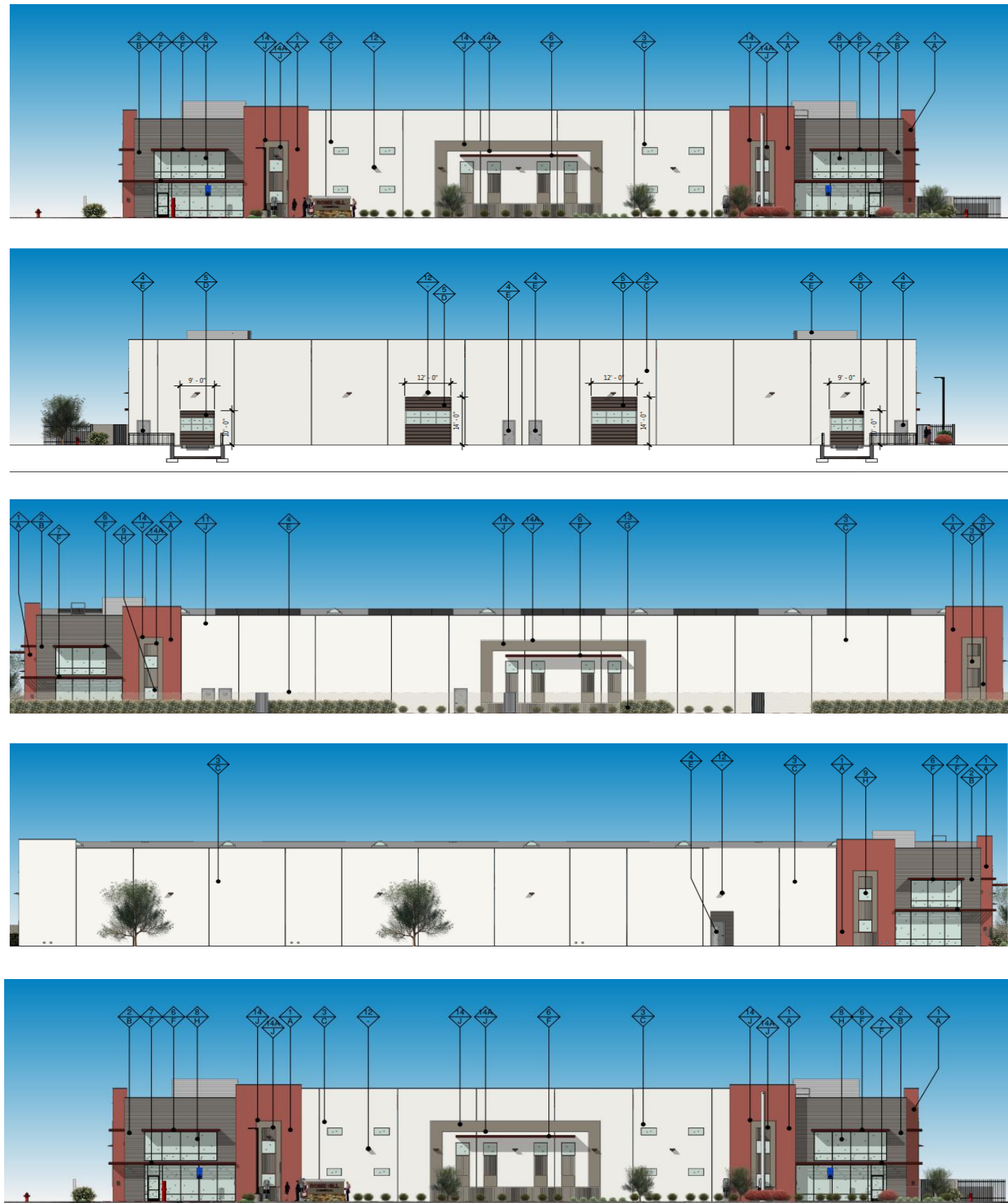
GUY SELLECK
OWNER



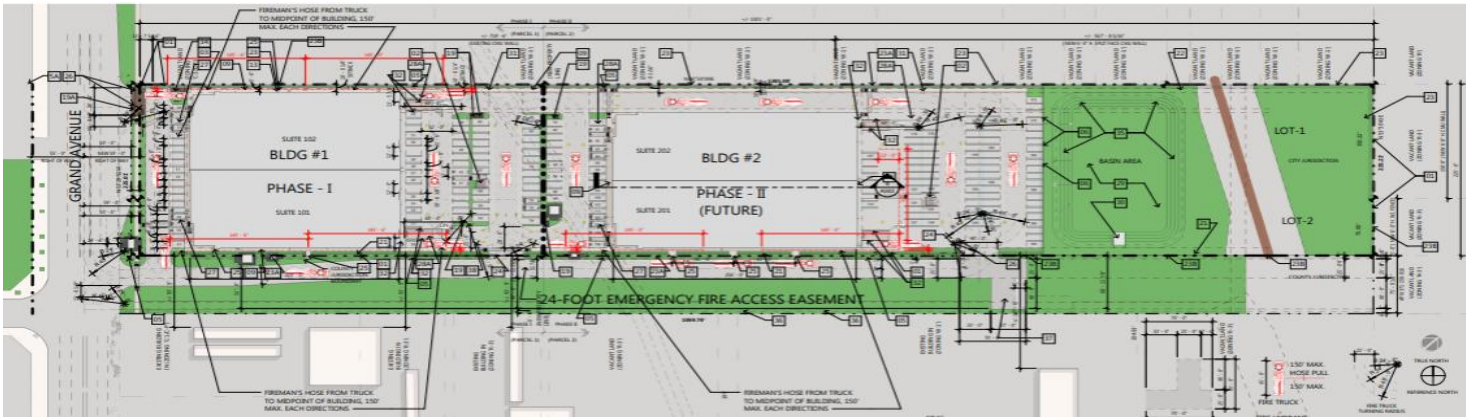
EMAIL

ROMEHILL@BUILDERSMAX.COM

ELEVATIONS



SITE PLAN



DEMOGRAPHIC SNAPSHOT	Median Age	Est. Household	Population	Avg. HH Income	Employees	Traffic Count
	34	29k	78,000	\$109k	42k	26k
						160k (I-15 FWY)



EXCLUSIVELY LISTED BY

GUY SELLECK

OWNER

EMAIL

ROMEHILL@BUILDERSMAX.COM