



Logistics Campus

3 BUILDINGS | 544,115 SF TOTAL



Patrinely

DUNE
REAL ESTATE
PARTNERS

33520, 33540 & 33580 Zeiders Rd, Menifee CA 92584





AT THE CENTER OF SOUTHERN CALIFORNIA LOGISTICS

The Gateway at Menifee is located at the center of 4 major markets
– **North San Diego, Riverside, San Bernardino, and Orange County** –
with access to **11,220,720 consumers** within 60 Miles.

SITE PLAN



BUILDING 3 | 229,934 SF



33520 Zeiders Rd

BUILDING SPECIFICATIONS

Building Size

229,934 SF

Column Spacing

56' x 60'

Clear Height

36'

Dock High Doors

52

Ground Level Doors

2

Office

2,500 SF

Loading

Single (Rear)

Trailer Parking

44

Divisibility

100,347

Auto Parking

268

Truck Court

185'

Acres

17.19

Power

2,000 Amps, 277/480 V, 3 Phase

BUILDING 4 | 220,606 SF



BUILDING



33540 Zeiders Rd

BUILDING SPECIFICATIONS

Building Size

220,606 SF

Column Spacing

56' x 60'

Clear Height

36'

Dock High Doors

29

Ground Level Doors

2

Office

2,500 SF

Loading

Single (Front)

Trailer Parking

34

Divisibility

91,731

Auto Parking

286

Truck Court

185'

Acres

12.05

Power

2,000 Amps, 277/480 V, 3 Phase

BUILDING 5 | 93,575 SF



33580 Zeiders Rd

BUILDING SPECIFICATIONS

Building Size

93,575 SF

Column Spacing

52' x 60'

Clear Height

36'

Dock High Doors

26

Ground Level Doors

2

Office

1,500 SF

Loading

Single (Front)

Divisibility

14,810

Auto Parking

135

Truck Court

130' 6"

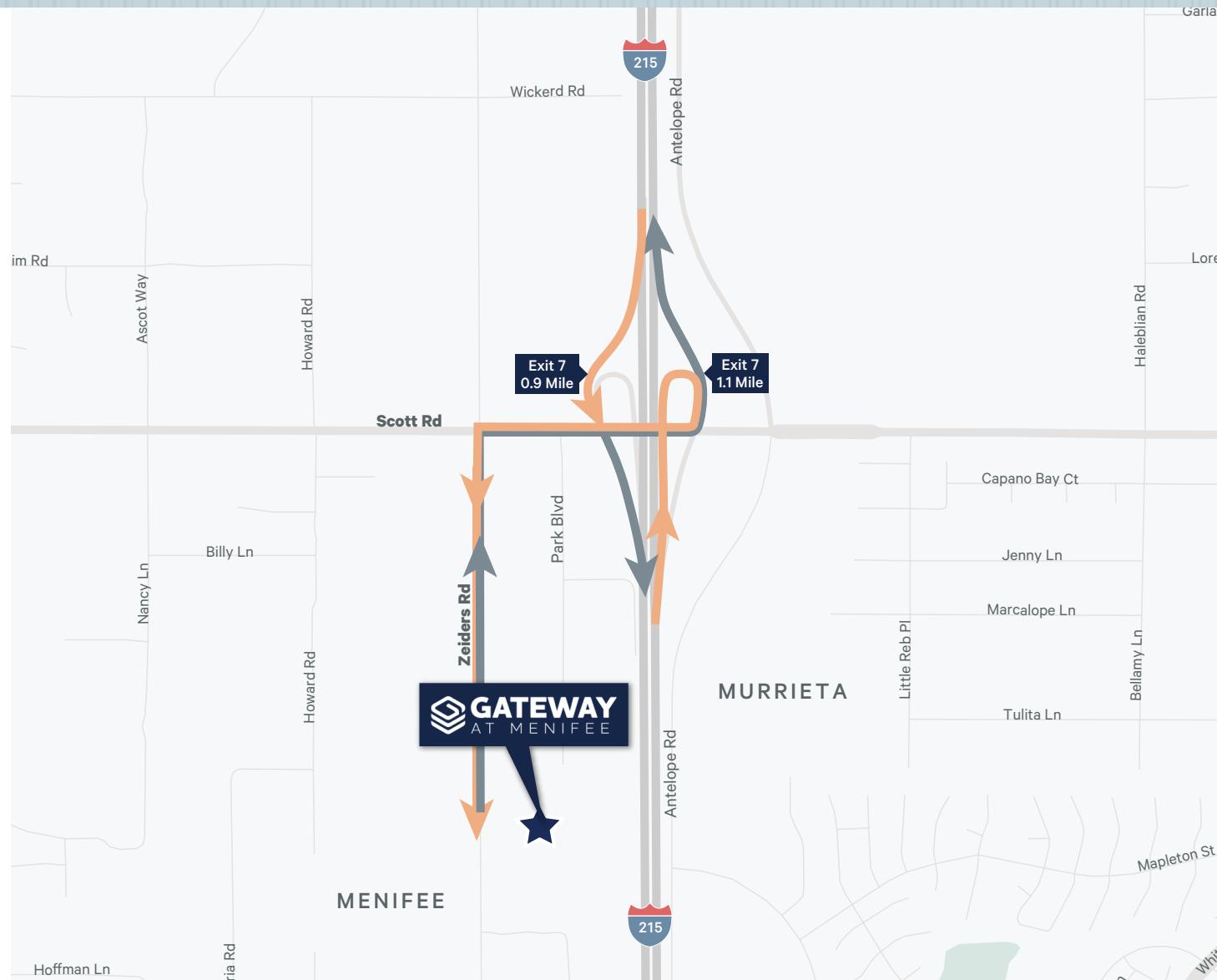
Acres

6.19

Power

2,000 Amps, 277/480 V, 3 Phase

The Gateway at Menifee is located between four major markets—North San Diego, Riverside, San Bernardino, and Orange County. With convenient access just 1 mile off the I-215 Freeway and less than 6 miles from the I-15 Interchange, this location connects you to over 11.2 million consumers within a 60-mile radius, making it an ideal logistics hub.



FREeways

215	I-215	1 Mile
15	I-15	6 Miles
60	CA-60	21 Miles

RAILways

Up Colton	39 Miles
BNSF San Bernardino	39 Miles
BNSF San Diego	70 Miles

AIRports

SBD	40 Miles
ONT	44 Miles
SAN	71 Miles
LAX	88 Miles

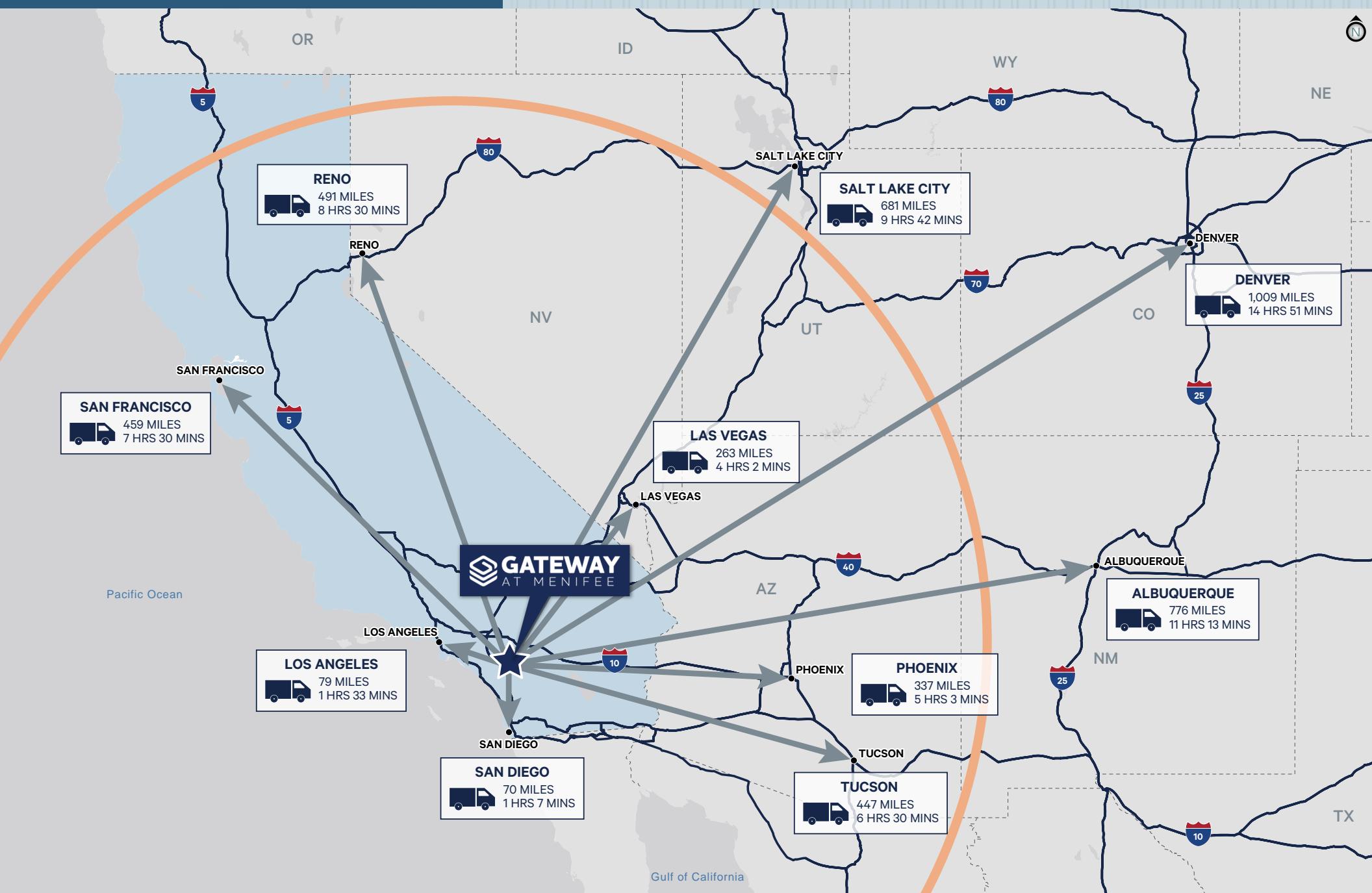
PORTs

LA/ LONG BEACH	79 MILES
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ACCESSING THE PORTS & AIRPORTS



DRIVE TIME MAP



EXCELLENT VISIBILITY AND ACCESS





Patrinely

DUNE REAL ESTATE PARTNERS

FOR MORE INFORMATION, PLEASE CONTACT



ELOY COVARRUBIAS

Executive Vice President
Lic. 01462376
+1 909 418 2284
eloy.cova@cbre.com

JOE WERDEIN

Executive Vice President
Lic. 01791235
+1 909 418 2285
joe.werdein@cbre.com

GARRY JENKINS

Senior Associate
Lic. 02008115
+1 909 418 2147
garry.jenkins@cbre.com

ROB GUNNESS

First Vice President
Lic. 00943209
+1 760 803 0842
rob.gunness@cbre.com

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