



# Logistics Campus

3 BUILDINGS | 544,115 SF TOTAL

Patrinely

DUNE

REAL ESTATE  
PARTNERS

33520, 33540 & 33580 Zeiders Rd, Menifee CA 92584







**BUILDING 4**  
220,606 SF

**BUILDING 3**  
229,934 SF

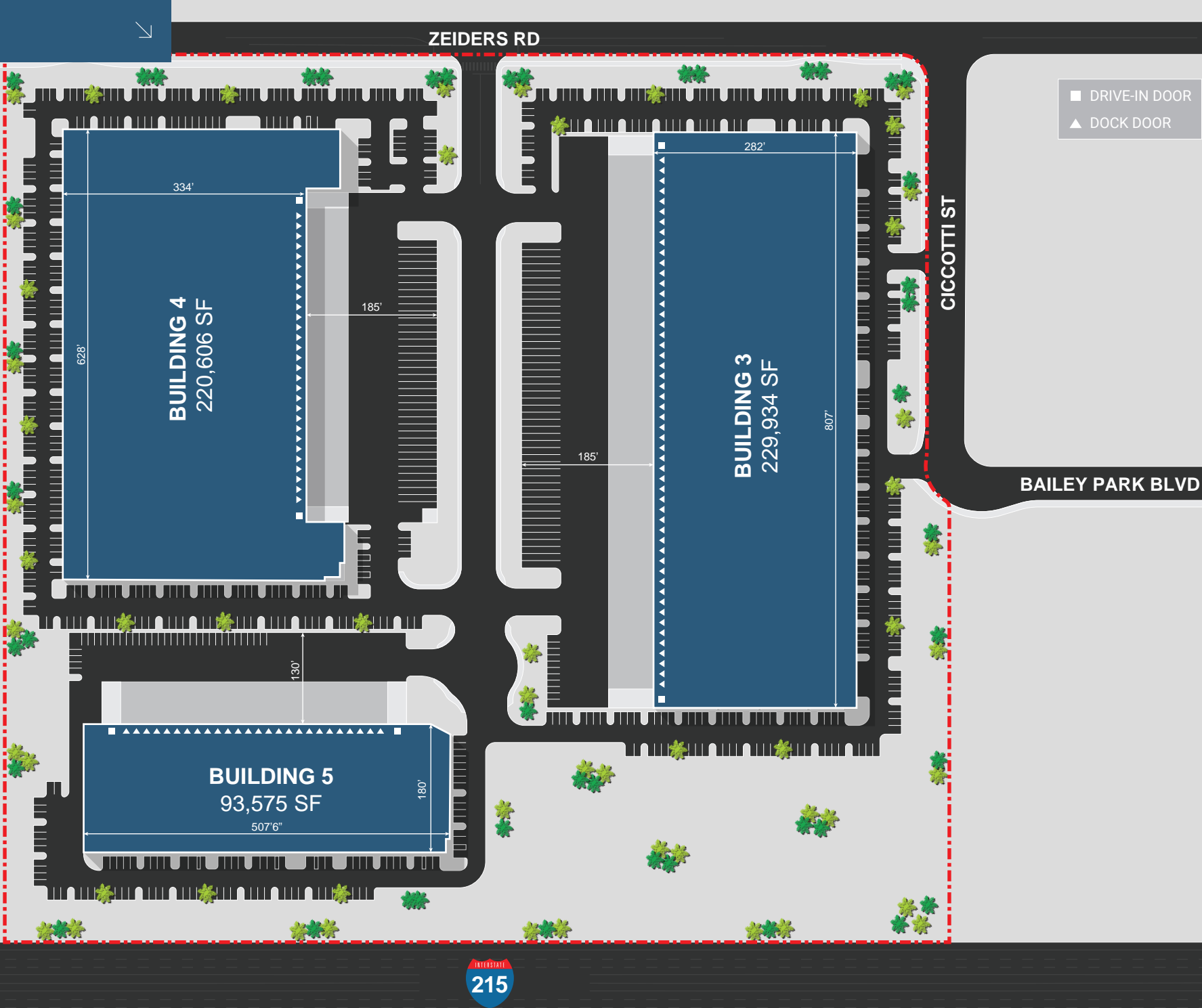
**BUILDING 5**  
93,575 SF

**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



BUILDING

**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

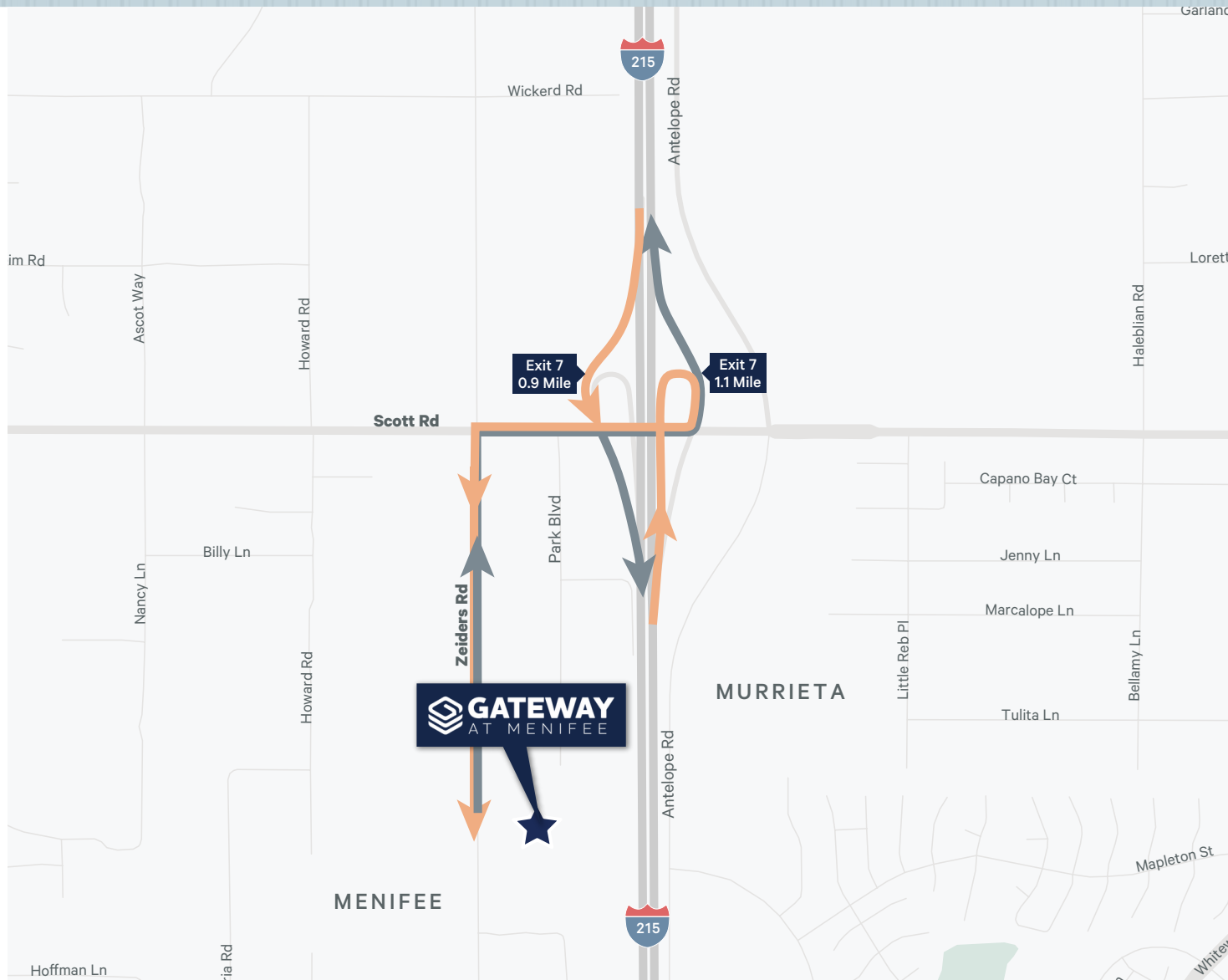
### **Power**

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

BUILDING



**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

	I-215	1 Mile
	I-15	6 Miles
	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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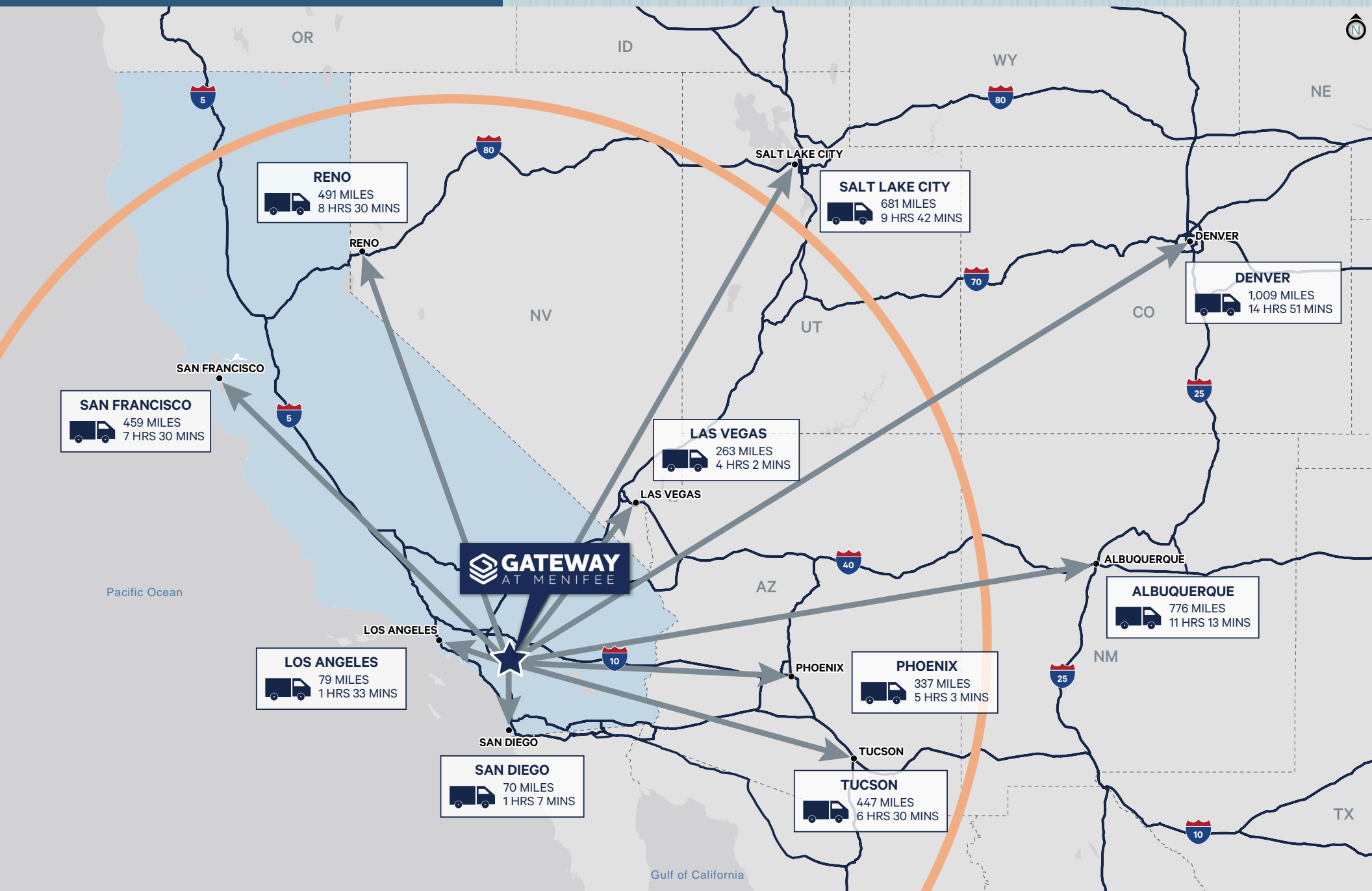


ACCESSING THE PORTS & AIRPORTS





DRIVE TIME MAP





## EXCELLENT VISIBILITY AND ACCESS



**BUILDING 4**  
220,606 SF

**BUILDING 3**  
229,934 SF

**BUILDING 5**  
93,575 SF

**215**  
INTERSTATE





FOR MORE INFORMATION, PLEASE CONTACT ↘

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