

215 East Commerce Center

Fully Entitled

Industrial Warehouse



13.35 Net Acres | BTS Opportunity | 40 Foot Clearance

277,578 SF For Lease

27435 Mapes Road, Menifee



For more information, contact:

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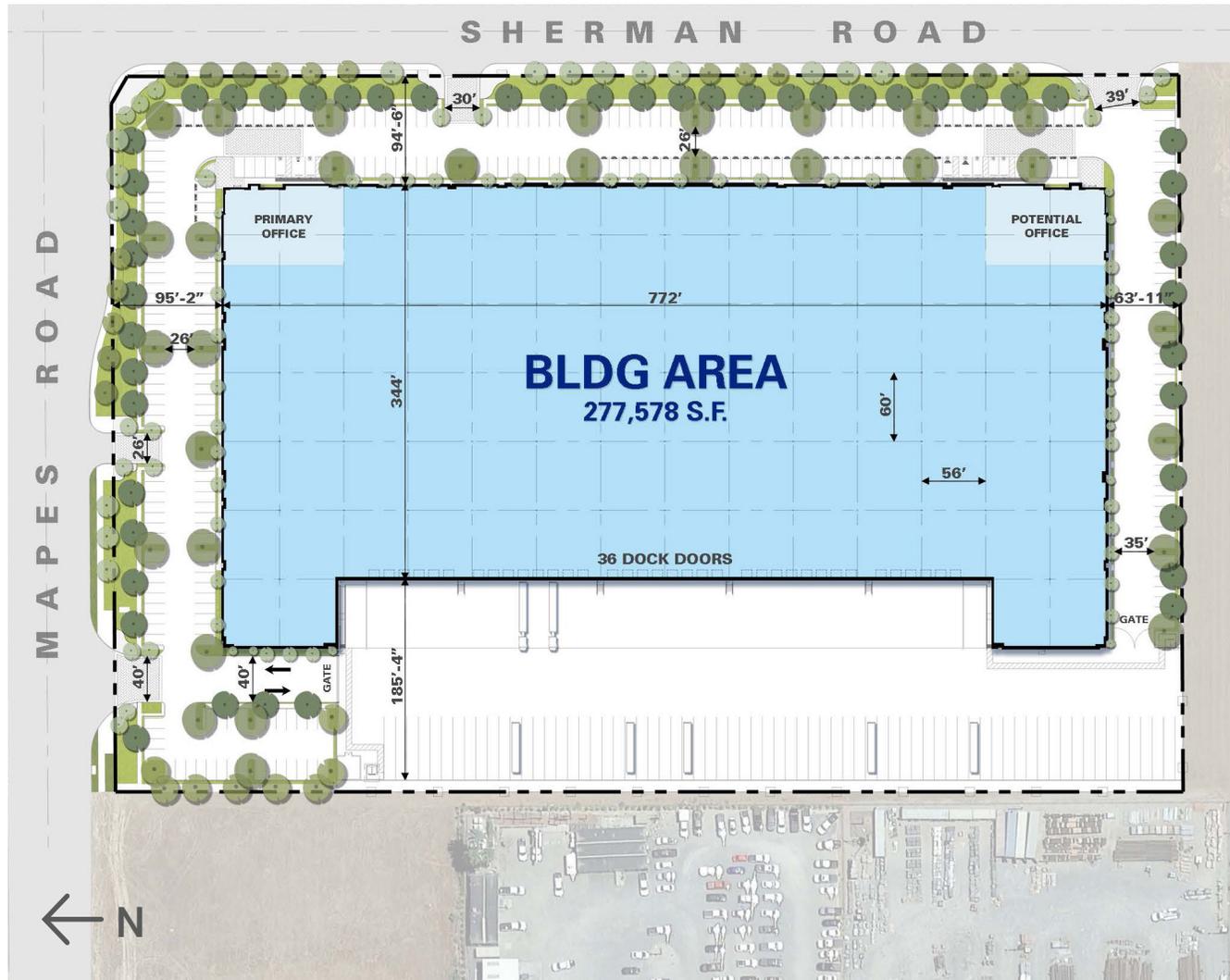


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PROPERTY FEATURES

Total Building Size	277,578 SF
Site Size	13.35 acres
Office	±4,051 SF
APN	329-030-049
Ceiling Height	40'
Bay Spacing	60' x 56'
Docks	36
Drive-in Doors	2
Zoning	EDC-NG
Trailer Stalls	69
Auto Stalls	302
Power - 4,000 Amps	
Levelers At Every Other Door	
ESFR Sprinkler System w/K25 Heads	
White Scrim Foil Insulation	
3% Skylights	
Warehouse LED Lighting	
185' Secured Concrete Truck Court	
LEED Silver (targeted)	
Offers 20% more Capacity than similar sized 32'-36' Clear Facilities	
16 EV Charging Stations	
Zoning-Economic Development Corridor Northern Gateway (EDC-NG)	

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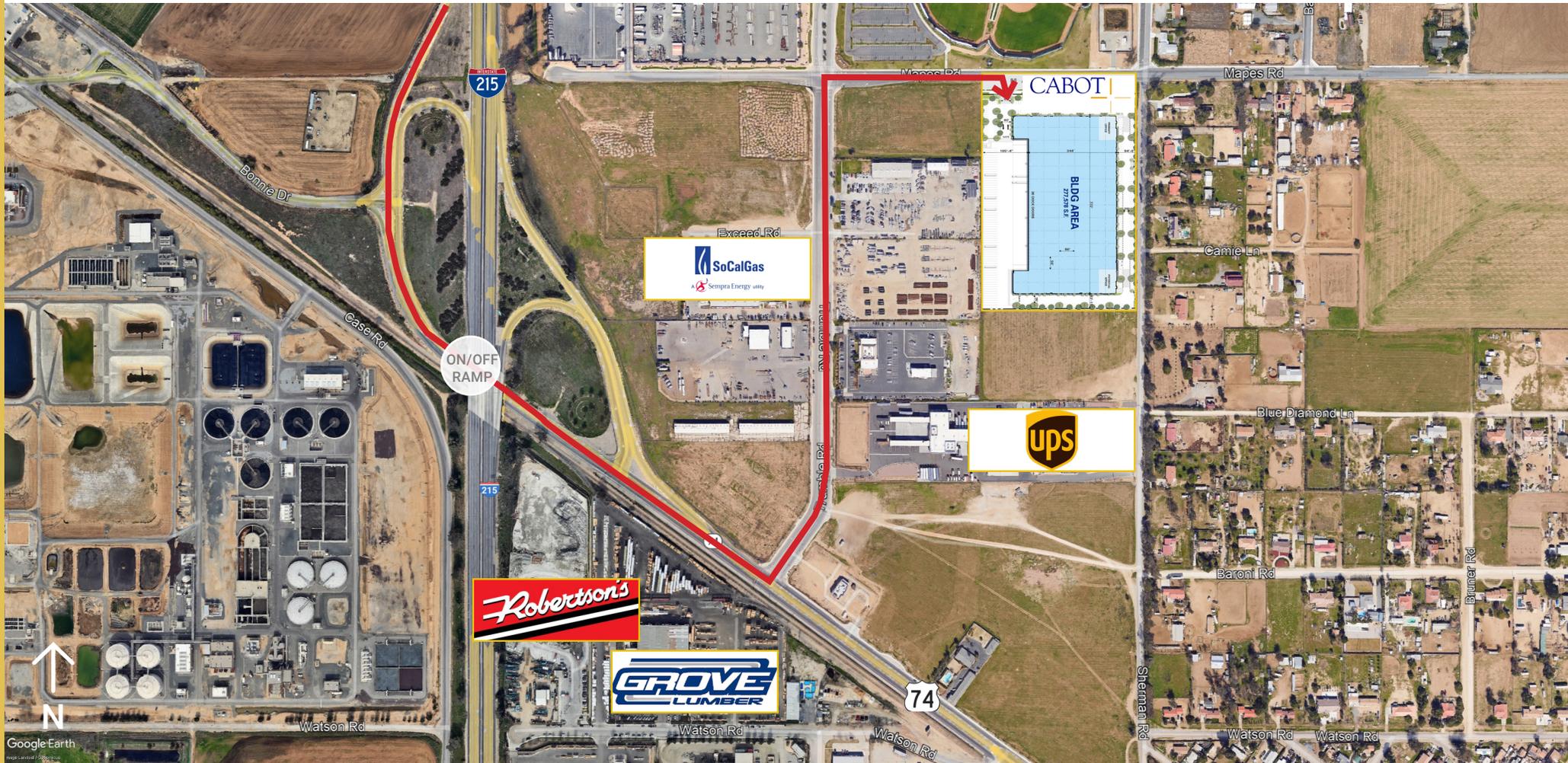
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Property Overview



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Location Overview



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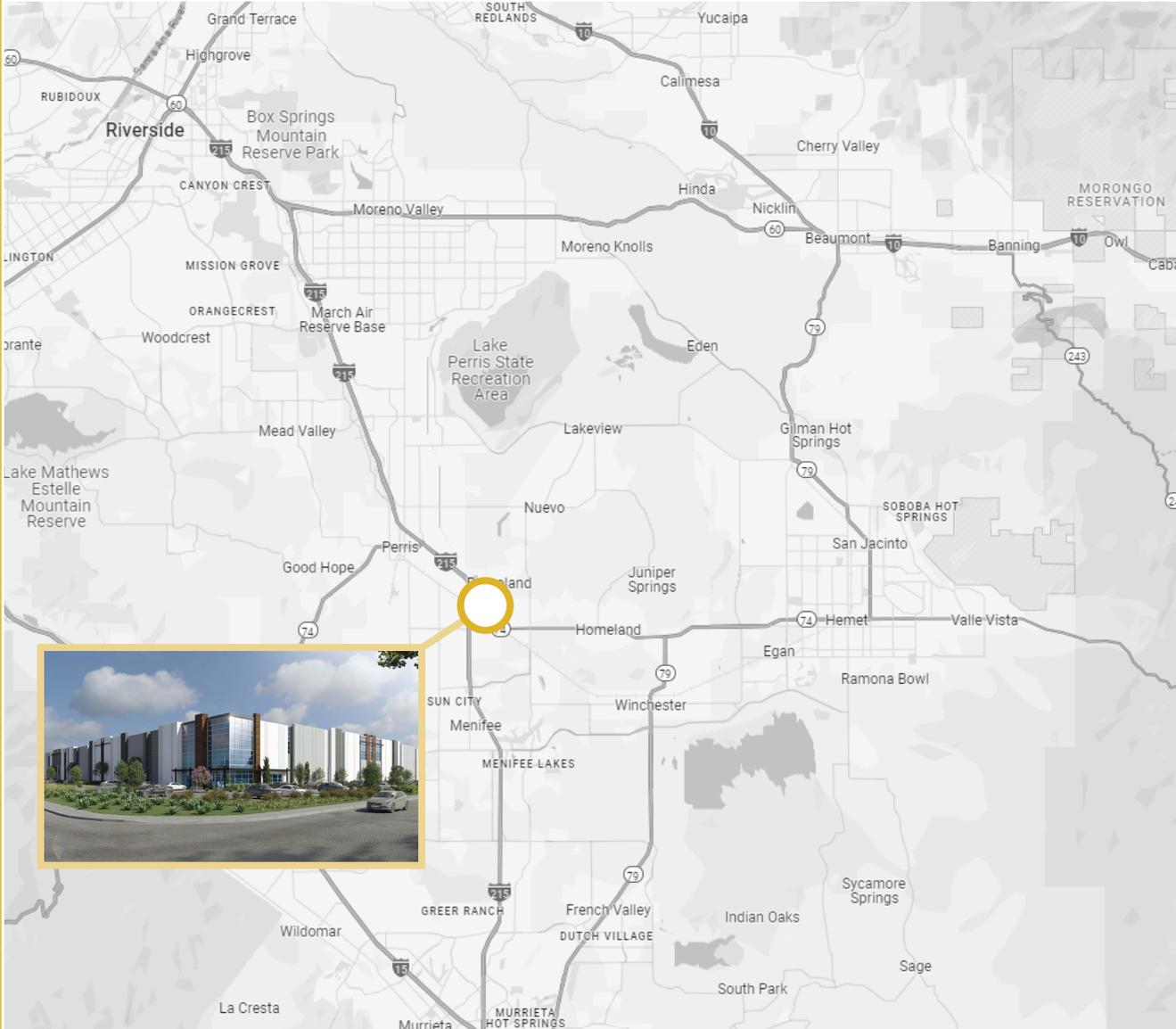
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LOCATION HIGHLIGHTS

- ±0.5 Miles to the CA I-215 Freeway
- ±0.6 Miles to 74 Freeway
- ±16 miles to I-215/60/91 Freeway Interchange
- ±32 Miles to San Bernardino Intl Airport
- ±36 Miles to Ontario Intl Airport
- ±84 Miles to the Port of Los Angeles & Long Beach
- ±87 Miles to Los Angeles Intl Airport

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