

**FOR SALE**

**PARTIALLY ENTITLED ±58,924 SF METAL BUILDING ON ±3.77 ACRES**

**25000 TRUMBLE ROAD, MENIFEE, CALIFORNIA**



***Voit***

REAL ESTATE SERVICES

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# 25000 TRUMBLE ROAD

MENIFEE, CALIFORNIA

PLANNING COMMISSION APPROVED PROPERTY FEATURES\*



- 

±3.77 ACRES OF LAND
- 

±58,924 SQUARE FOOT METAL BUILDING
- 

±379 SF OF LOCKER ROOM AREA
- 

±24' CLEARANCE HEIGHT
- 

APN: 329-030-062
- 

±5,266 SF OF TWO-STORY OFFICE
- 

±48,005 SF OF WAREHOUSE SPACE
- 

11 GROUND LEVEL DOORS (16' X 14')
- 

ZONING: ECONOMIC DEVELOPMENT CORRIDOR - NORTHERN GATEWAY (VERIFY)
- 

±5,274 SF OF EMPLOYEE LOUNGE AREA
- 

TWO (2) FIVE (5) TON BRIDGE CRANES
- 

81 AUTO PARKING SPACES

\*The City of Menifee's Planning Commission approved this project on March 28, 2024 and the Conditions of Approval expire March 27, 2027. The approved site plan, Conditions of Approval and estimated total Development Impact Fees can be provided upon request. This information should be verified by your client by contacting the City of Menifee's Planning Department.



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3280 E. GUAISTI ROAD, SUITE 100 | ONTARIO | CALIFORNIA 91761 | VOITCO.COM

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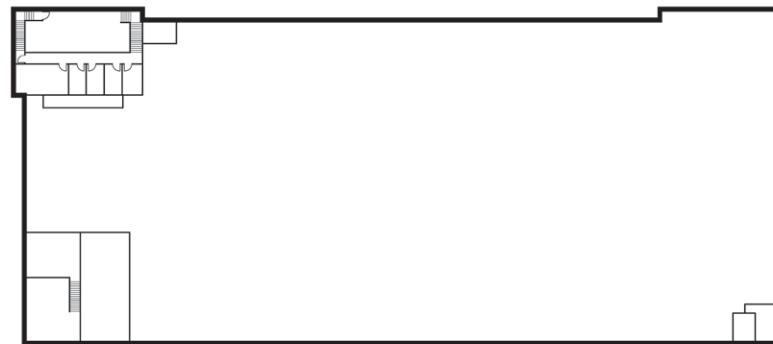
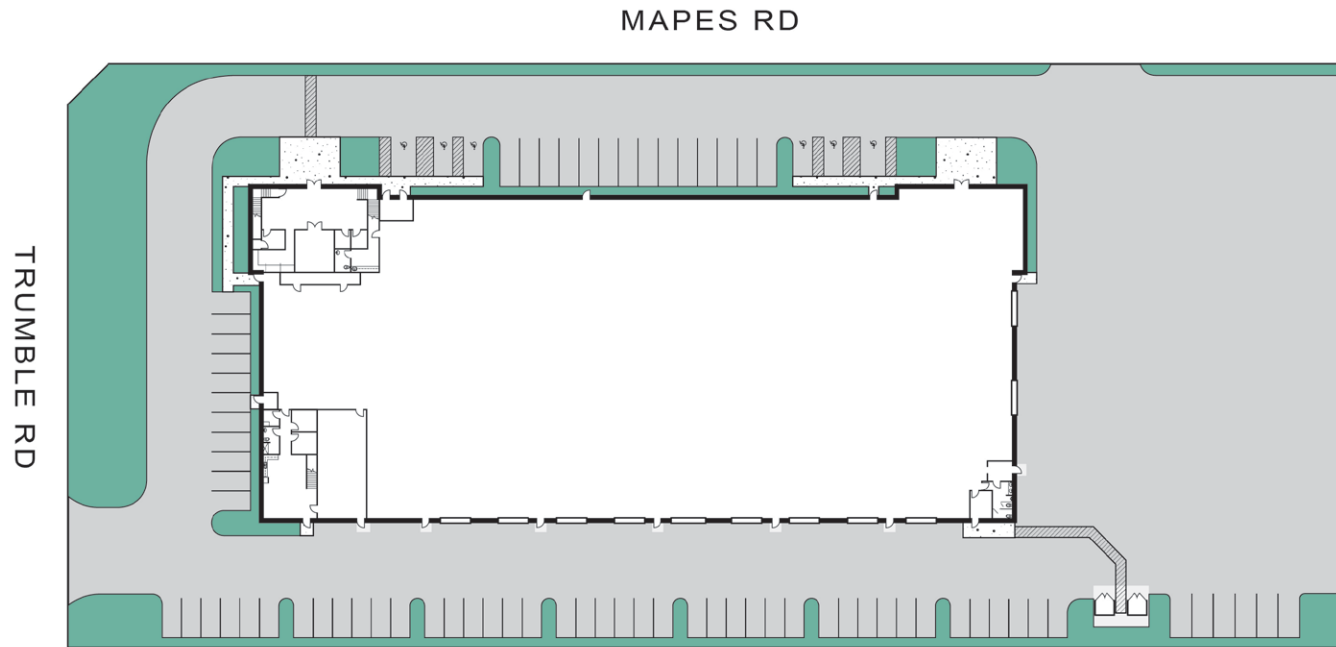
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CONCEPTUAL SITE PLAN



Second Floor

## Voit

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TENANT AERIAL





# CONTACT INFORMATION

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