

LOW COVERAGE BUILDING TO LAND RATIO

FOR SALE/LEASE
4TH QTR. 2025 EXPECTED DELIVERY

WILDOMAR COMMERCE CENTER BLDGS. #1-5
SWC of Clinton Keith Rd and Elizabeth Lane | Wildomar | CA

FIVE NEW BUILDINGS FROM 15,003 SF TO 99,940 SF



For more information on this opportunity, please contact:

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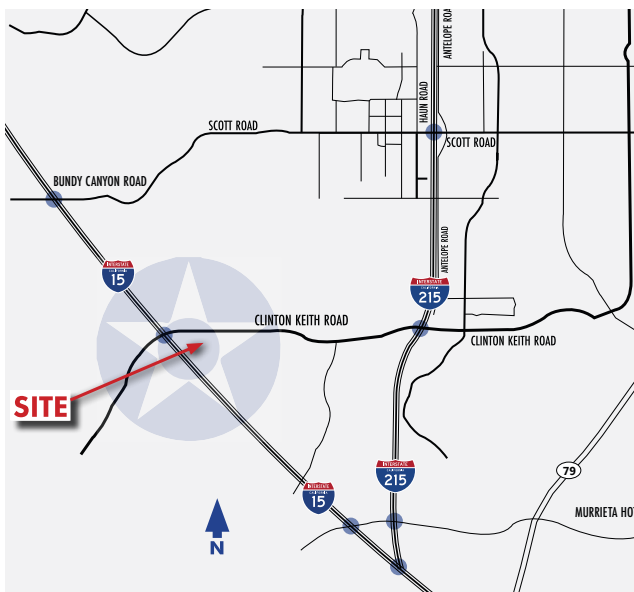
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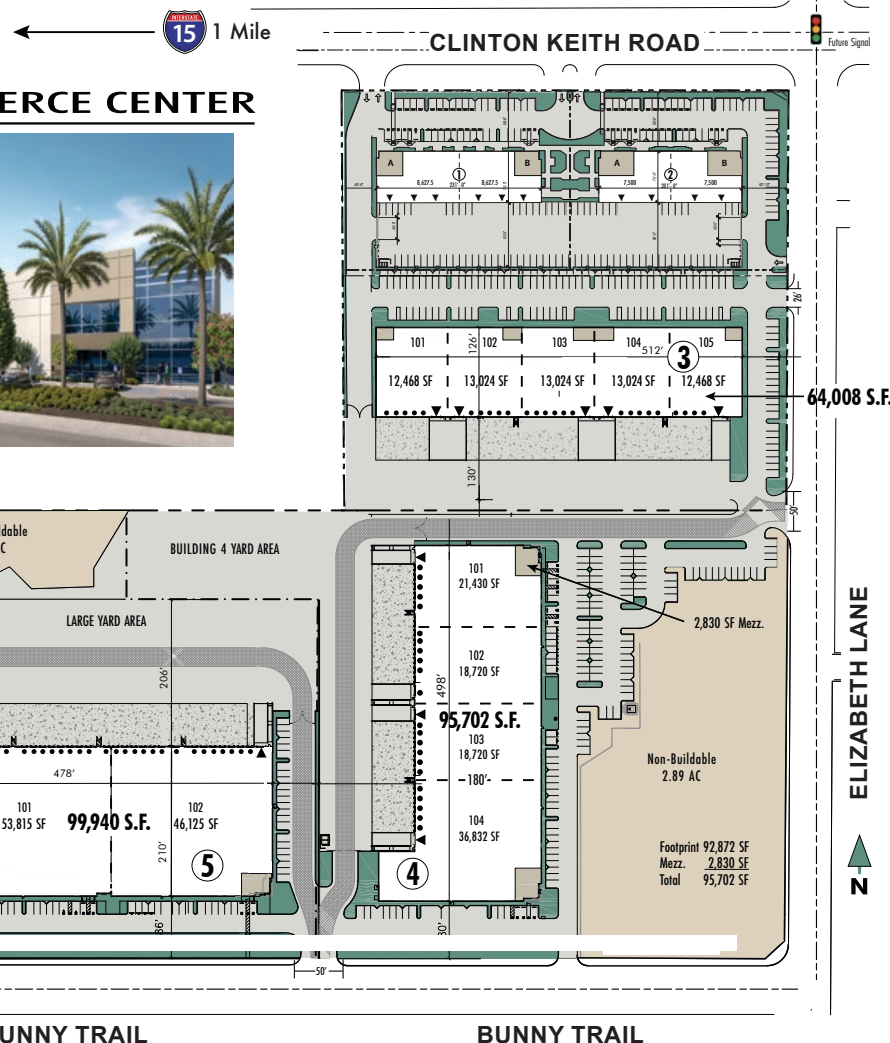
BUILDING HIGHLIGHTS

The Wildomar Commerce Center (“WCC”) is a 23 acre master planned business park located at the corner of Clinton Keith Road and Elizabeth Lane in the City of Wildomar. The park will be developed in two (2) phases with the Phase I buildings (64,008 S.F., 95,702 S.F. and 99,940 S.F.) expected to start construction in first quarter 2025. The Phase I buildings total approximately 259,260 square feet on 22.84 net acres. This intentionally low coverage factor of 32% reduces traffic impacts when compared to a typical coverage factor of approximately 40% (333,000 S.F.) for similar projects.

Each building sits on its own legal parcel and each building is divisible. The on-site storm drain system for these three buildings will be designed as underground chambers in suitable locations adjacent to the buildings.



WILDOMAR COMMERCE CENTER



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BUILDING SPECIFICATIONS					
	Bldg 1	Bldg 2	Bldg 3	Bldg 4	Bldg 5
Addresses	24725 Clinton Keith Rd. Unit 101 and Unit 103	24750 Clinton Keith Rd. Unit 101 and Unit 103	36387 Elizabeth Lane	36375 Elizabeth Lane	36363 Elizabeth Lane
Site Area	1.90 AC	1.81 AC	4.70 AC	7.28 AC	7.15 AC
Total Building Area (SF)	17,255	15,003	64,008	95,702	99,940
Clearance	24'	24'	32'	32'	32'
Sprinkler	.60 GPM/2,000	.60 GPM/2,000	ESFR Sprinklers with K-25 heads	ESFR Sprinklers with K-25 heads	ESFR Sprinklers with K-25 heads
Divisible SF	8,628 SF	7,500 SF	12,468 SF and 13,024 SF	18,720 SF, 22,800 SF and 36,832 SF	46,125 SF and 53,815 SF
Truck Court	94'	94'	130'	135'	206'
Dock High Doors	0	0	25	22	26
Ground Level Doors	4	4	5	4	2
Power	800AMP 277/480V Power Expandable	800AMP 277/480V Power Expandable	2,000AMP 277/480V Service Expandable 4,000AMP 277/480 V	2,000AMP 277/480V Service Expandable 4,000AMP 277/480 V	2,000AMP 277/480V Service Expandable 4,000AMP 277/480 V
Parking	88	97	103	146	81

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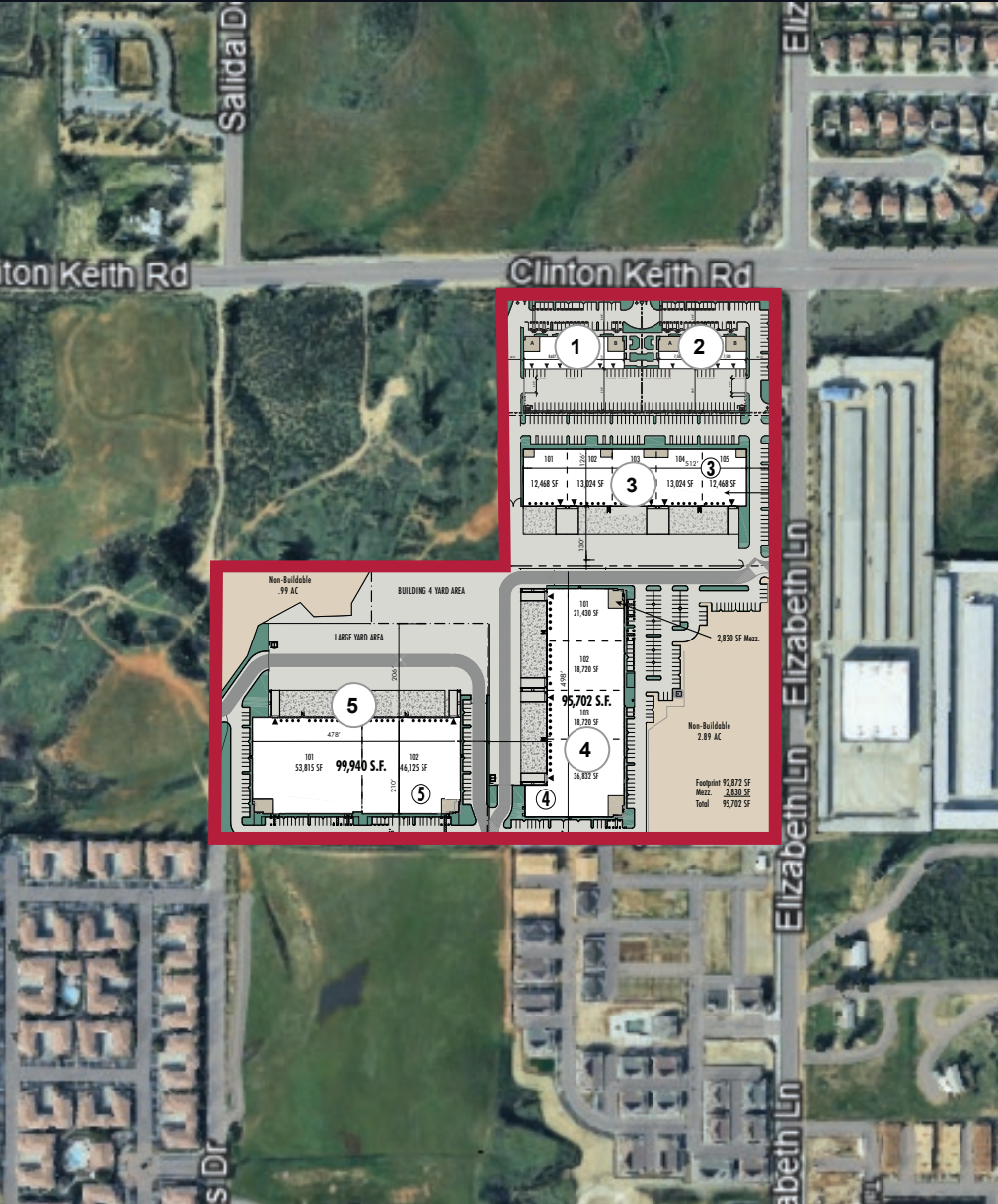
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FIVE NEW BUILDINGS FROM 15,003 SF TO 99,940 SF



BUILDING 1 & 2

- Building 1 : 17,255 SF
Building 2 : 15,000 SF
Large Secured Truck Court / Yard
- 24' Clearance
- .60 GPM/2,000 Sprinkler
- 8 Ground Level Doors
- 800AMP 277/480V Power Expandable
- Excellent Access to I-15 & 215 Freeways
- Less than 1 mile from the Clinton Keith On/Off Ramp on the I-15 Freeway
- 185 Parking Spaces

BUILDING 3

- 64,008 Square Feet on 4.70 Acres
- 5,000 SF Office
- Large Secured Truck Court / Yard
- 32' Clearance
- ESFR Sprinklers with K-25 heads
- Divisible to 12,468 SF and 13,024 SF
- 25 Dock High Doors/ 5 Ground Level Doors
- 2,000AMP 277/480V Service Expandable to 4,000AMPS 277/480V
- Excellent Access to I-15 & 215 Freeways
- Less than 1 mile from the Clinton Keith On/Off Ramp on the I-15 Freeway
- 103 Parking Spaces

BUILDING 4

- 95,702 Square Feet on 7.28 Acres
- 5,000 SF Office
- Large Secured Truck Court / Yard
- 32' Clearance
- ESFR Sprinklers with K-25 heads
- Divisible to 18,720 SF, 22,800 SF and 36,832 SF
- 22 Dock High Doors/ 4 Ground Level Doors
- 2,000AMP 277/480V Service Expandable to 4,000AMPS 277/480V
- Excellent Access to I-15 & 215 Freeways
- Less than 1 mile from the Clinton Keith On/Off Ramp on the I-15 Freeway
- 146 Parking Spaces

BUILDING 5

- 99,940 Square Feet on 7.15 Acres
- 5,000 SF Office
- Large Secured Truck Court / Yard
- 32' Clearance
- ESFR Sprinklers with K-25 heads
- Divisible to 46,125 SF and 53,815 SF
- 26 Dock High Doors / 2 Ground Level Doors
- 2,000AMP 277/480V Service Expandable to 4,000AMPS 277/480V
- Excellent Access to I-15 & 215 Freeways
- Less than 1 mile from the Clinton Keith On/Off Ramp on the I-15 Freeway
- 81 Parking Spaces

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