

FOR LEASE

4.42 INDUSTRIAL ACRE INDUSTRIAL OUTDOOR
STORAGE YARD WITH 8,700 SQ. FT. OF BUILDINGS

25110 TRUMBLE ROAD
MENIFEE, CA



TRUMBLE RD

MAPES RD

CHARLEY BLACK

951.445.4507

cblack@leetemecula.com

DRE #01000597

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

PROPERTY OVERVIEW

- 4.42 Industrial Acre Industrial Outdoor Storage Yard with 8,700 Sq. Ft. of Buildings
- Centrally located 1 Block east of 215 fwy. at Hwy. 74 Interchange
- Two driveways
- Neighbors include: EMWD, Big League Dreams Ballpark, So Cal Gas, UPS
- 100% fenced storage yard
- Available +- July, 2026
- Do Not Disturb Tenant – Shown by Appointment Only

BUILDING #1:

- 7,200 sq. ft. metal freespan building;
- Large Reception, 6 private offices, kitchenette, 2 RR's
- Three 14 x 14 GL Loading Doors
- Covered awning – 60' x 38'
- Clarifier

BUILDING #2:

- 1,500 sq. ft.
- Two 14 x 16 GL doors
- Clarifier



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