

## 1 TO 31 ACRES - INDUSTRIAL LAND

SEC McLaughlin Rd. & Antelope Rd., Menifee



### FEATURES:

- 1 to 31 Acres, Zoned "BP" Business Park
- Proposed Building for Big Box Developer / User - ± 696,000 SF
- Located Next to GE Power Plant (Inland Empire Energy Center)
- 1.5 Miles from I-215, via Ethanac Rd. On/Off Ramp to Antelope Rd.
- APN #'s: 331-200-012, 013, 014, 018, 019, 020, 022, 023, 024, & 025. Assembled = 31 Net Acres
- Water, Sewer, Recycle Lines in McLaughlin Rd., Gas Lines Staked
- Site Dimensions approximately 1,276' x 1,279'
- Antelope Rd. Alignment Improvements to be completed with 24' paved street, 12" sewer line, 12" water, 8" recycle water line, storm drain



### ANDY SHIRK

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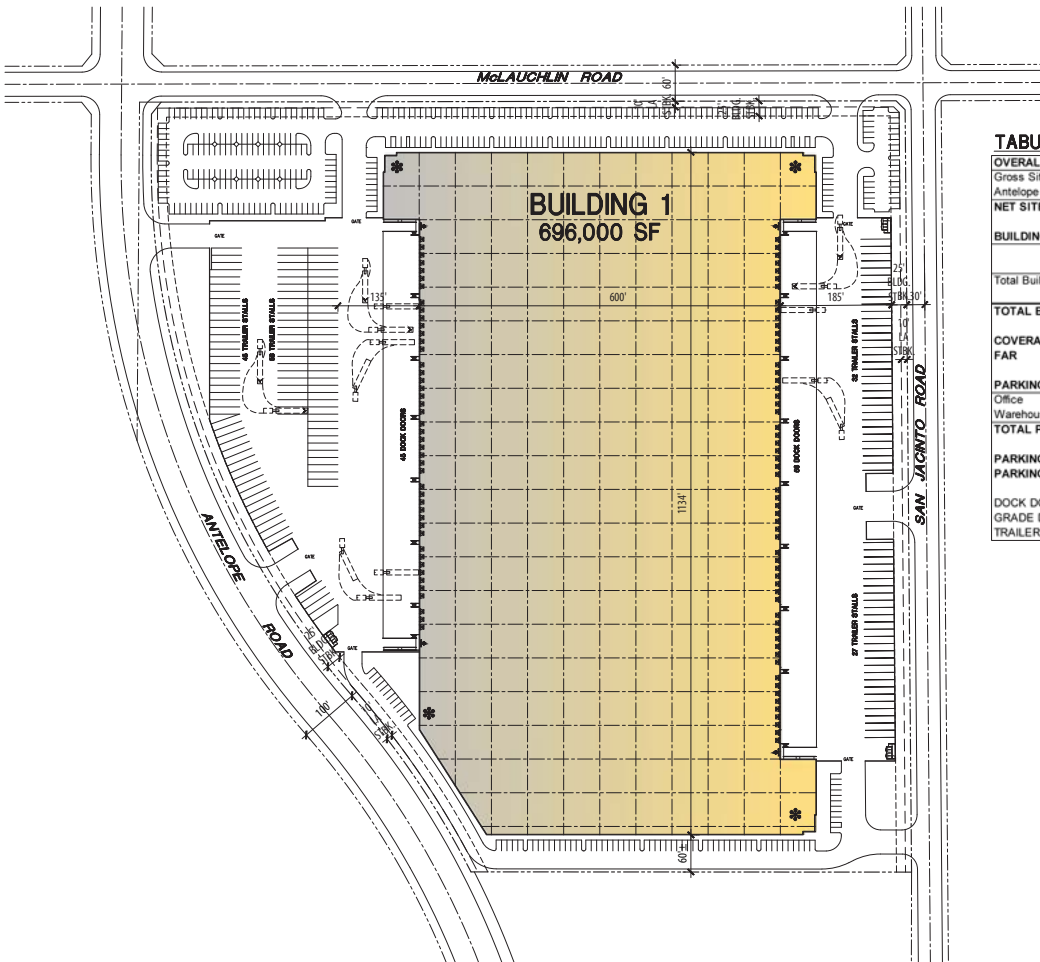
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### CONCEPTUAL SITE PLAN



#### TABULATIONS

OVERALL SITE AREA	SF	ACRES
Gross Site Area	1,497,200	34.37
Antelope Street Dedication	109,717	2.52
<b>NET SITE AREA</b>	<b>1,387,483</b>	<b>31.85</b>

BUILDING AREA	BUILDING 1
Ground Floor Office	15,000
Warehouse	676,000
<b>Total Building Footprint</b>	<b>691,000</b>
Mezzanine	5,000
<b>TOTAL BUILDING AREA</b>	<b>696,000</b>

<b>COVERAGE</b>	<b>49.8%</b>
<b>FAR</b>	<b>50.2%</b>

PARKING REQUIRED		
Office	1/250	60
Warehousing and Distribution	1/2000	338
<b>TOTAL PARKING REQUIRED</b>		<b>418</b>

<b>PARKING PROVIDED</b>	<b>430</b>
<b>PARKING RATIO</b>	<b>0.62/1000</b>

<b>DOCK DOORS</b>	<b>103</b>
<b>GRADE DOORS</b>	<b>4</b>
<b>TRAILER STALLS</b>	<b>160</b>

**MENIFEE DISTRIBUTION CENTER - MENIFEE, CA**

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SCHEME A  
**CONCEPTUAL SITE PLAN**



**GIAA**  
ARCHITECTS

PROJECT NO: V000001  
DATE: 9-26-18

NOTE: LAND AREA AND BUILDING SQUARE FOOTAGE ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE UPON REVIEW BY GOVERNING AGENCIES, CIVIL ENGINEER, AND OTHERS.  
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**MENIFEE DISTRIBUTION CENTER**  
 MENIFEE, CA  
 VR008.01  
 9/26/2018



**SITE PLAN - SCHEME A**

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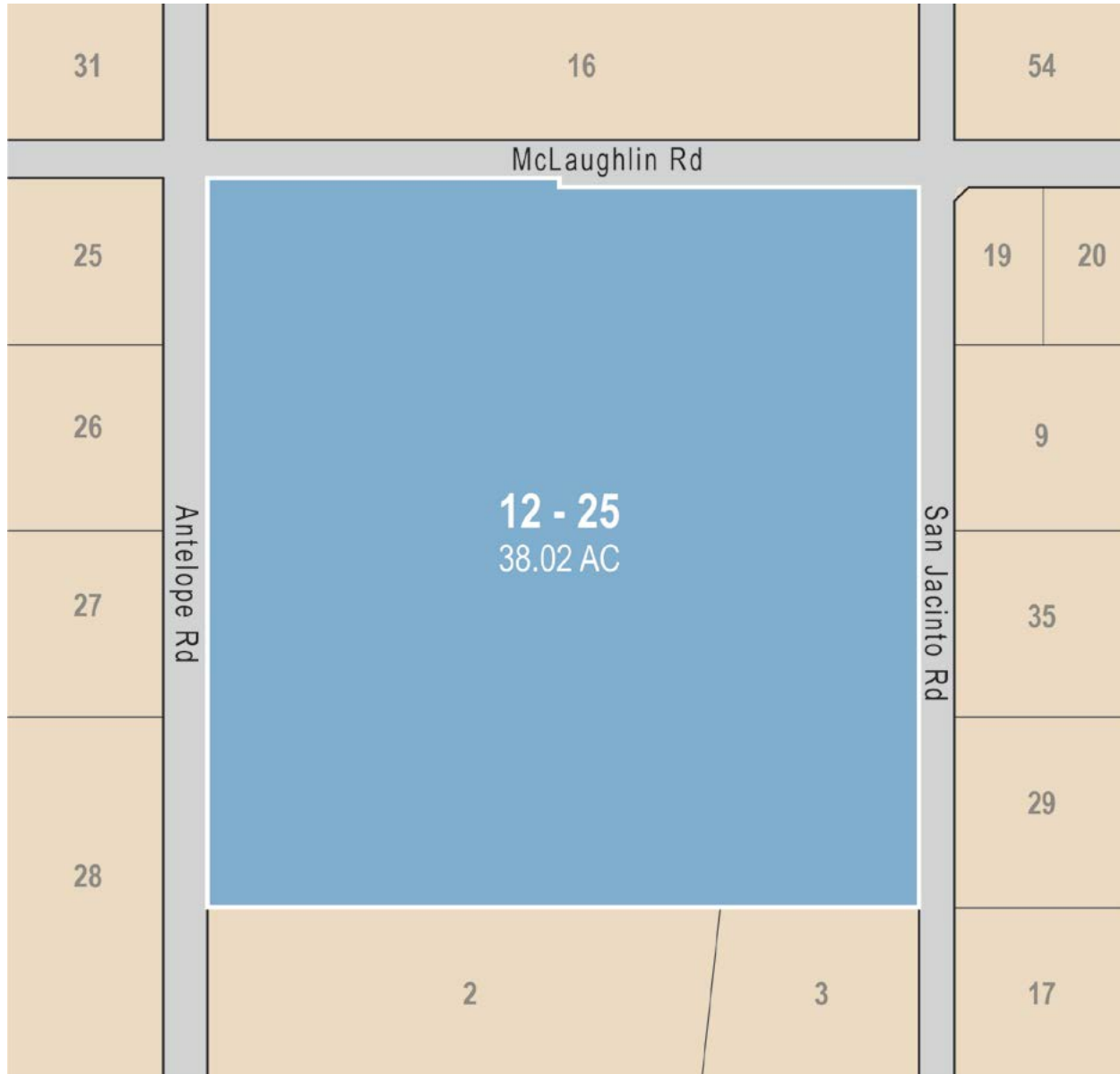
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## 1 TO 31 ACRES - INDUSTRIAL LAND

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### PARCEL MAP



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### LOCATION MAP



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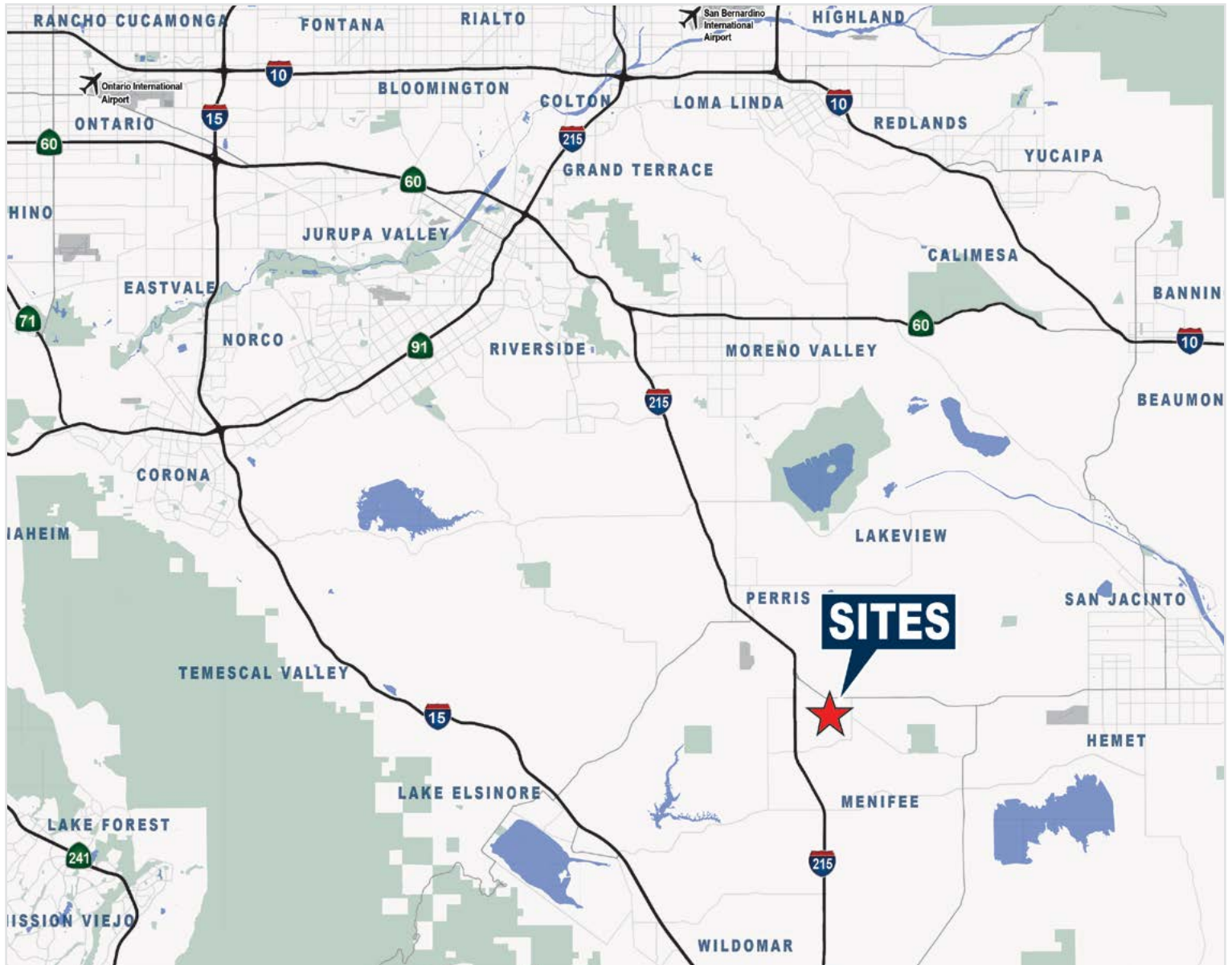
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**FOR SALE**

**1 TO 31 ACRES - INDUSTRIAL LAND**

**SEC McLaughlin Rd. & Antelope Rd., Menifee**

REGIONAL MAP



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