

**18975 MERMAK ROAD, UNITS A&D**  
LAKE ELSINORE, CALIFORNIA 92532

**FOR LEASE**  
TWO ±6,000 SF  
INDUSTRIAL BUILDINGS  
WITH OPTIONAL YARD SPACE



**FOR MORE INFORMATION, PLEASE CONTACT:**

**CAREY PASTOR** | Senior Vice President

(951) 297-7434 | [cpastor@cbsocalgroup.com](mailto:cpastor@cbsocalgroup.com)

CalDRE License # 01403298



**COLDWELL  
BANKER  
COMMERCIAL  
SC**

CalDRE License # 02089395

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## PROPERTY HIGHLIGHTS

- Unit A:
  - 6,000 SF industrial building w/optional yard for lease
  - 1,000 SF of office w/office and warehouse restroom
  - 5,000 SF warehouse w/insulated ceilings and swamp coolers
  - 400 Amp; 277/480v power supply
  - 14x14 rear loading roll up door
  - M-SC Zoning - County of Riverside
  - 4,775 SF yard (optional)
  - Offered for lease at \$7,800.00 Per month
- Unit D:
  - 6,000 SF industrial building w/optional yard for lease
  - 1,000 SF of office w/office and warehouse restroom
  - 5,000 SF warehouse w/insulated ceilings and swamp coolers
  - 400 Amp; 277/480v power supply
  - 14x14 rear loading roll up door
  - M-SC Zoning - County of Riverside
  - 7,200 SF yard (optional)
  - Offered for lease at \$7,800.00 Per month

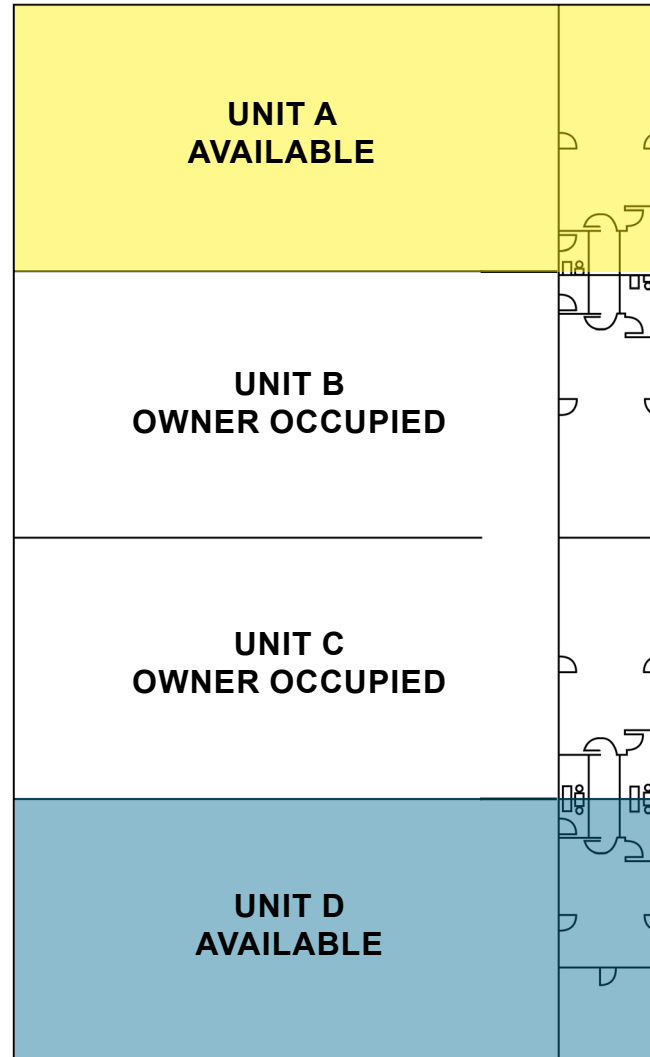


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## FLOOR PLAN



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OPTIONAL YARD  
SPACE FOR  
UNIT D  
+/- 7,200 SF

UNIT D

UNIT C

UNIT B

UNIT A

OPTIONAL  
YARD SPACE  
FOR  
UNIT A  
+/-4,775 SF

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