



## **34790 Frederick St**

34790 Frederick St, Wildomar, CA 92595



### **Jennifer Esser**

CamelotWest Commercial  
14081 Yorba St, Suite 111, Tustin, CA  
92780

[Jennifer@camelotwest.com](mailto:Jennifer@camelotwest.com)

(714) 731-7000 Ext: 22



## 34790 Frederick St

\$5,250,000

- Zoned Lite Industrial M-SC with many approved uses
- Located near the West Offramp with plans for a hotel and Class A retail
- Baxter Village and Kaiser Permanente Class A projects currently under construction nearby
- Current business operates at full capacity with zero signage or advertising
- Immediate freeway access to I-15 for easy travel to San Diego or Orange County

Price: \$5,250,000

Property Type: Land

Property Subtype: Industrial

Proposed Use: Industrial

Sale Type: Investment

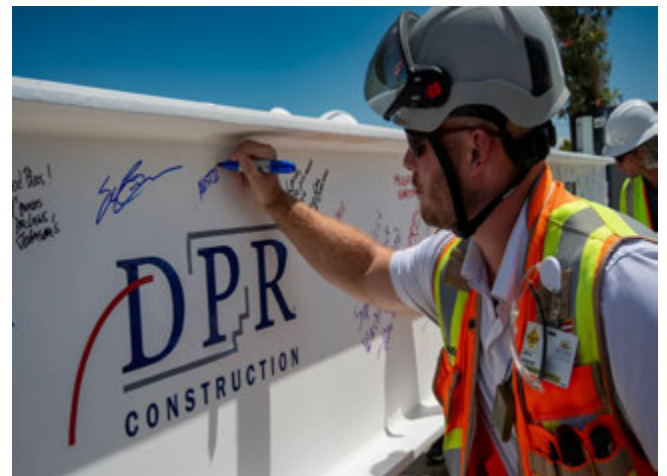
Total Lot Size: 5.28 AC

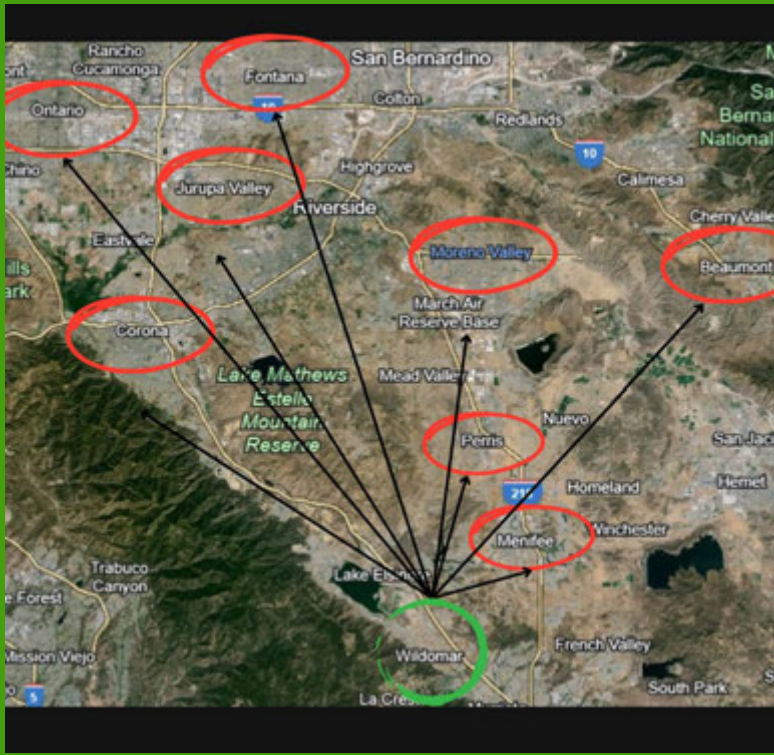
Sale Conditions: Build to Suit

No. Lots: 1

Zoning Description: M-SC

APN / Parcel ID: 367-300-001





Don't miss out on this *prime location*, which is conveniently close to Menifee and Temecula and just an hour's drive from San Diego and Long Beach. Plus, Wildomar's easy access to major ports makes it an exciting hub for distribution, manufacturing, fulfillment, and logistics. Arrange a tour with the listing broker today.

**34790 Frederick St, Wildomar, CA 92595**

Here's your chance to snag a fantastic opportunity. *This property* boasts Lite Industrial zoning and spans over 5.28 acres, with a flat section and a gently terraced second section. Now is the perfect time to secure this prime location for your own use or development plans. The zoning allows for a wide range of potential projects, and the city is ready to assist with the entitlement process, making it smooth sailing for your venture.

- Lite Industrial zoned property spanning 5.28 acres
- Flat section with gently terraced second section
- Ideal for your own use or development plans
- City assistance available for smooth entitlement process
- Strategically located near freeway with direct access
- Attracts prestigious projects including hotel, Kaiser Permanente facility, retail, and residential developments
- Strong demographics with Kaiser Permanente's patient base creating the need for additional locations, even within a few mile radius
- Easy access to major ports for distribution and logistics
- Schedule a tour today to seize this opportunity
- Bonus features: 12" water main, commercial fire hydrant, future access to 3-phase electric



## Property Photos





## Property Photos



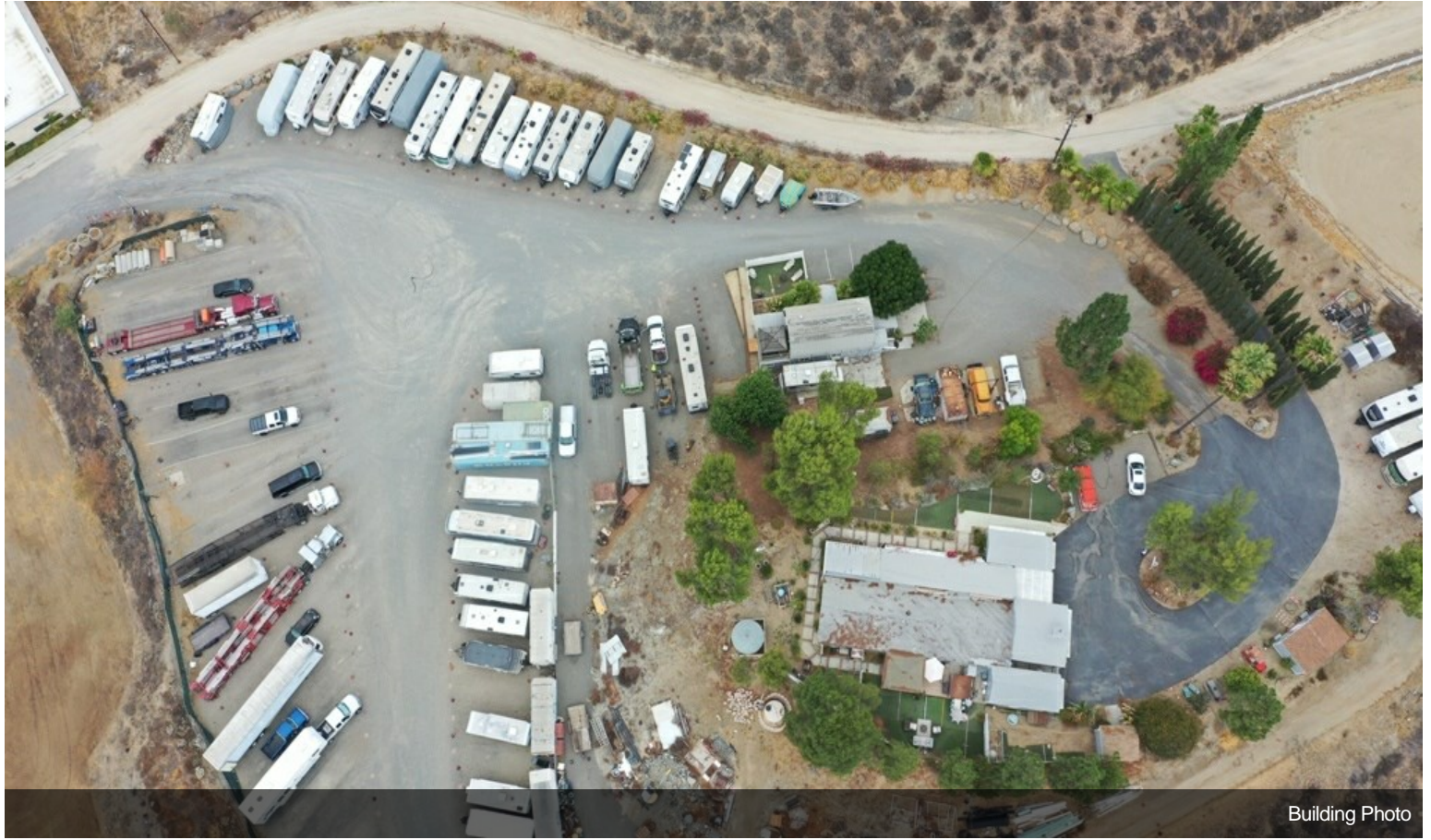
Building Photo



Building Photo



## Property Photos



Building Photo



Building Photo