

580 THIRD STREET BUSINESS PARK

580 THIRD STREET, LAKE ELSINORE, CALIFORNIA 92530

FOR LEASE

+/- 1,430 SF - +/- 1,500 SF
INDUSTRIAL SPACE



FOR MORE INFORMATION, PLEASE CONTACT:

CAREY PASTOR | Senior Vice President

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CalDRE License # 01403298



COLDWELL BANKER
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PROPERTY HIGHLIGHTS

- Small industrial spaces for lease
- Reception area, 1 private office, balance of space is warehouse with front loading roll up door
- M-1 zoning – City of Lake Elsinore
- Close proximity to I-15 free via Central Avenue, on/off ramp
- Located near a number of new retail and restaurants including: Lowe's, The Home Depot, Costco, Chili's Wendy's, Panda Express, Target, Marshalls, Panera, and more



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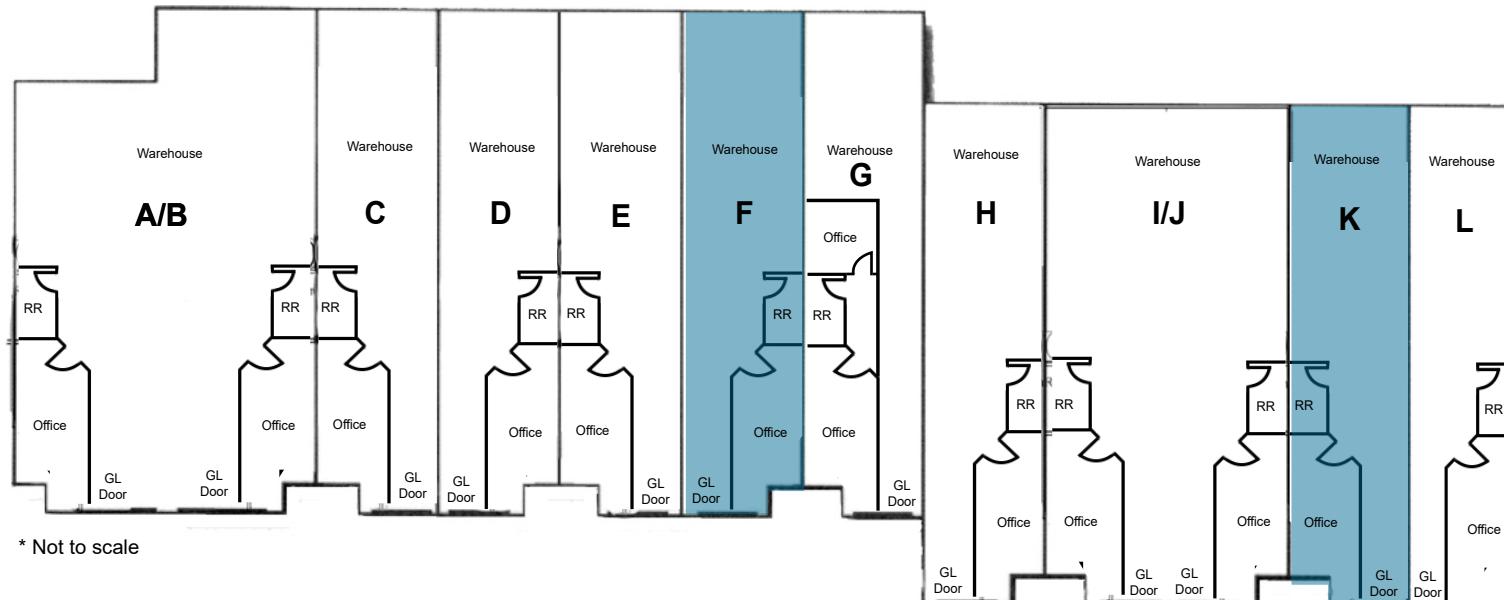
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AVAILABILITY

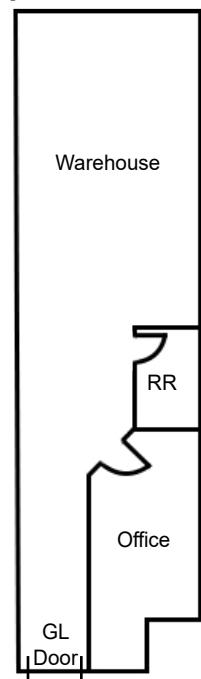
| UNIT | UNIT SIZE | MONTHLY RENTAL RATE | DESCRIPTION |
|------|----------------|---|--|
| F | $\pm 1,430$ SF | \$1,387.00 Base Rent + \$901.00 CAOE* Per month | Reception area, 1 restroom, warehouse with roll up door. |
| K | $\pm 1,500$ SF | \$1,455.00 Base Rent + \$945.00 CAOE* Per month | Reception area, 1 restroom, warehouse with roll up door. |

* 2026 Common Area Operating Expenses (CAOE) are estimated and subject to annual reconciliation and adjustment

SITE PLAN



Typical Floor Plan



* Not to scale

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