

# 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

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

CalDRE License # 01403298



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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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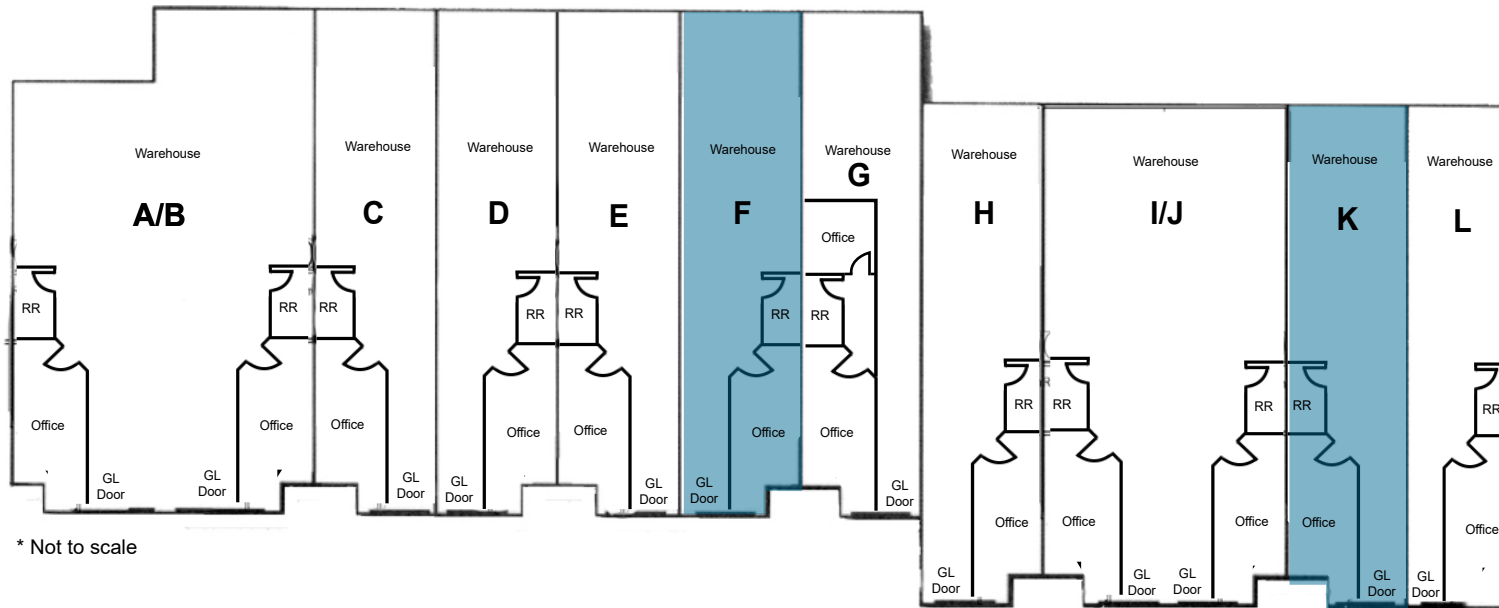
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## AVAILABILITY

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

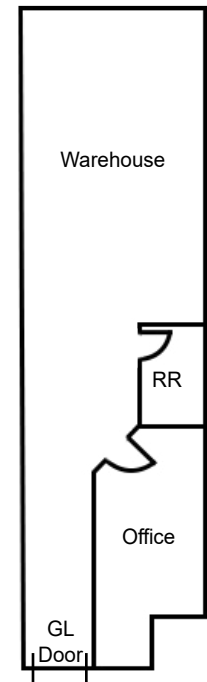
\* 2026 Common Area Operating Expenses (CAOE) are estimated and subject to annual reconciliation and adjustment

## SITE PLAN



\* Not to scale

## Typical Floor Plan



\* Not to scale

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27368 Via Industria | Suite 102  
Temecula | California | 92590  
t 951.200.7683 | f 951.239.3147  
[cbcsocalgroup.com](http://cbcsocalgroup.com)



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