

# 25000 Trumble Rd

Menifee, CA

## For Sale

Entitled Industrial Land  
Development Opportunity

## Build-To-Suit For Sale or Lease

Approved  $\pm$  58,924 SF  
Industrial Building

**Sharon Wortmann**

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Lic# 01420298



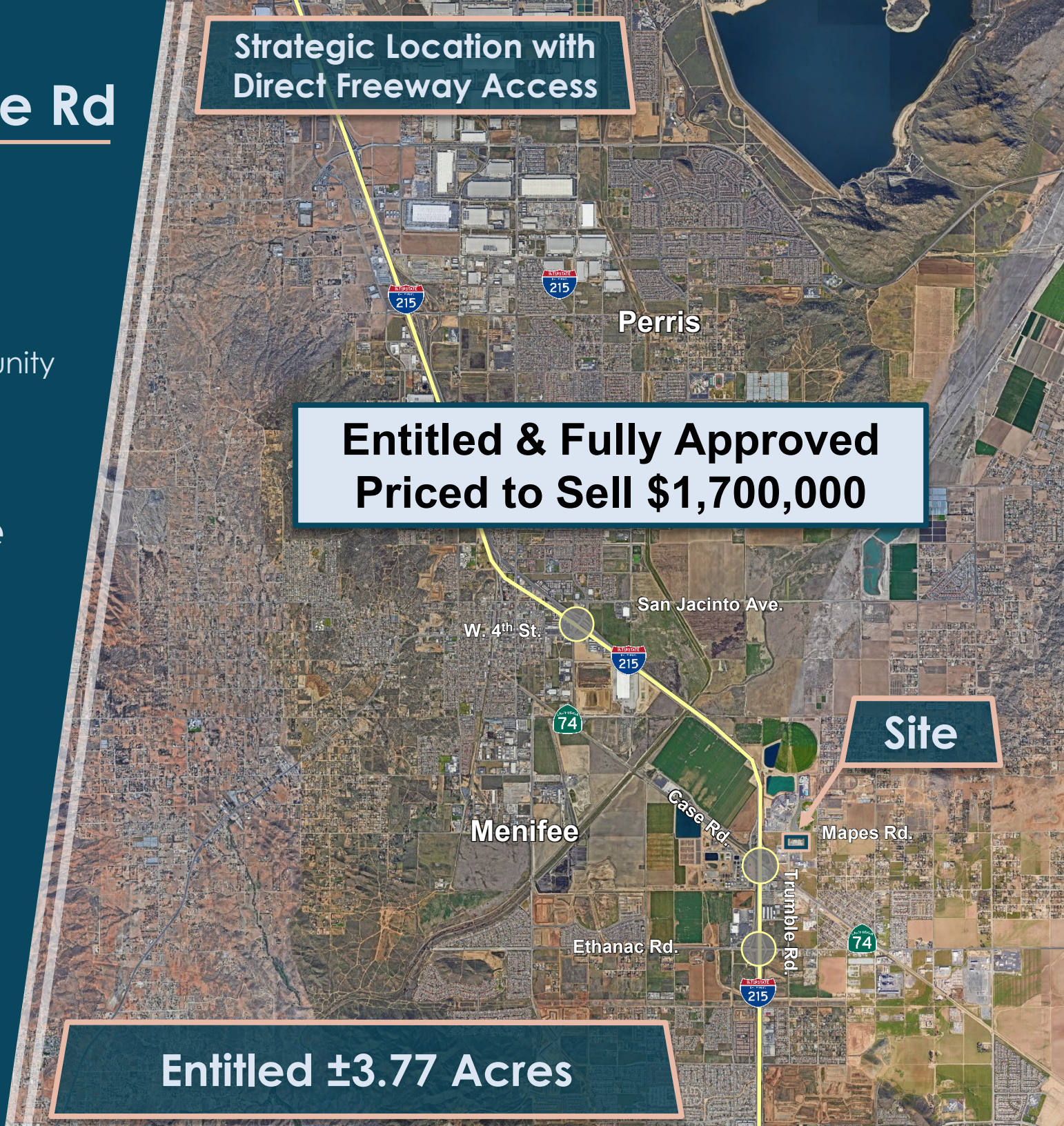
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Strategic Location with  
Direct Freeway Access

Entitled & Fully Approved  
Priced to Sell \$1,700,000

Entitled  $\pm$ 3.77 Acres

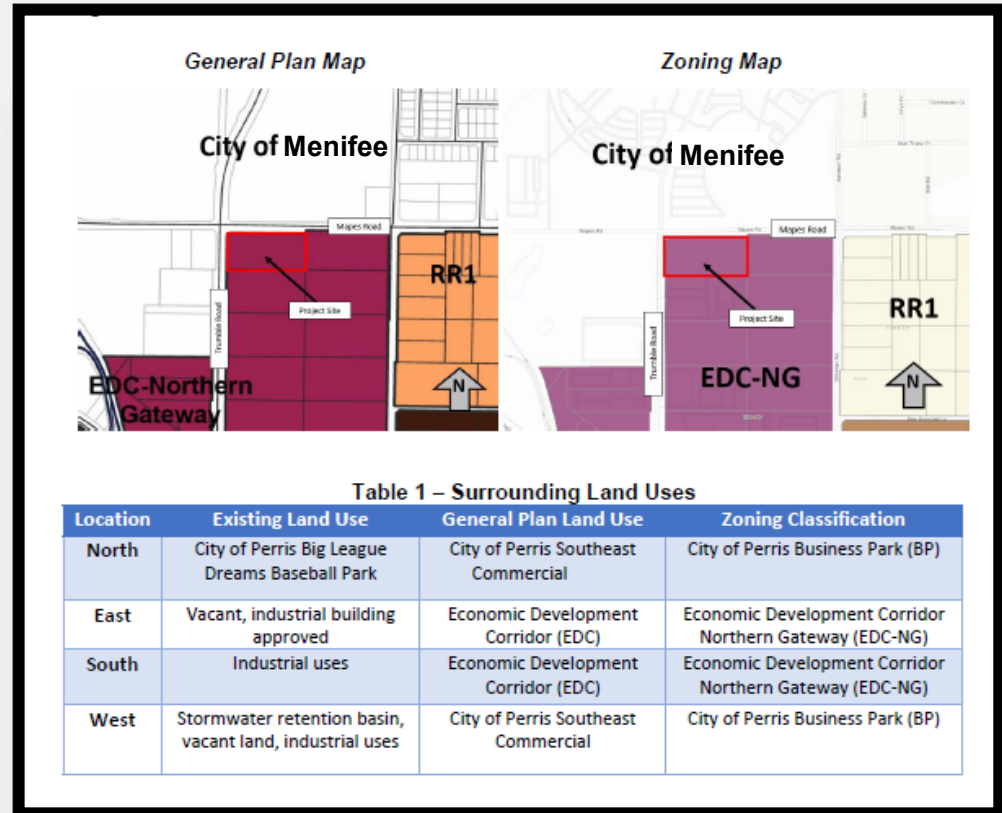
Site



# PROJECT OVERVIEW

Address	25000 Trumble Road Menifee, CA
Directional Location	Southeast Corner of Mapes Road and Trumble Road, Menifee, CA
APN	329-030-062
Parcel Size	±3.77 Acres
Zoning	Economic Development Corridor – North Gateway
Jurisdiction	City of Menifee
Location Highlights	Less than 1 mile from Interstate 215 Freeway providing immediate access to I-15 and I-10, along with six other major freeways that link to 11 Western States.
Approved Site Plan	±58,924 SF Industrial Warehouse Building; ±5,266 SF Office, 5,274 SF Employee Lounge Area; 374 SF 1 <sup>st</sup> Floor Locker Room area.

Detailed Building and Entitlement information available upon request



# APPROVED SITE PLAN

## PROJECT DESCRIPTION

FACTORY AREA = 47,688 SQ. FT. —  
 ADD ELECTRIC ROOM = 149 SQ. FT. — 49,005 SQ. FT. —  
 ADD RECEIVING AREA = 124 SQ. FT. —

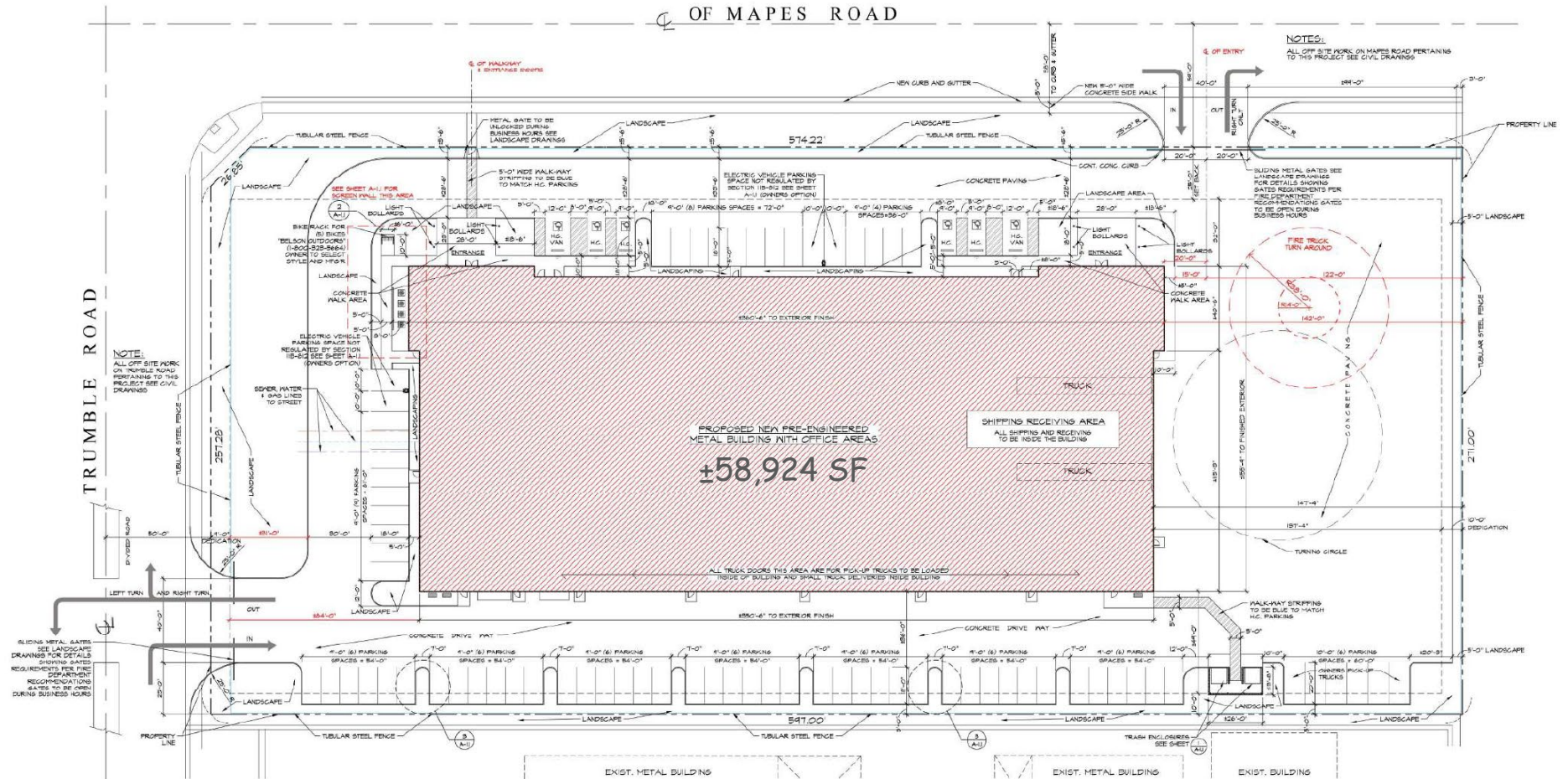
MAIN ENTRANCE & OFFICE  
 AREA 1ST FLOOR = 2,633 SQ. FT. — 58,644 SQ. FT. —  
 AREA 2ND FLOOR = 2,635 SQ. FT. —

EMPLOYEE LOUNGE AREA 1ST FLOOR = 2,669 SQ. FT. — 5274 SQ. FT. —  
 (INCLUDE SPRINKLER ROOM) —  
 2ND FLOOR = 2,605 SQ. FT. —

1ST FLOOR LOCKER ROOM AREA = 574 SQ. FT. —

TOTAL SQ. FOOTAGE = 58,924 SQ. FT. —  
 OF THE BUILDING  
 WITH INTERIOR

OF MAPES ROAD



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 25000 Trumble Road  
 Menifee, CA

\*\*Please note the above plan is only intended to be conceptual in nature\*\*

# RENDERING



## MENIFEE ADVANTAGE

### **FASTEST**

Growing City in the Inland Empire (Smart Asset)

### **B2B HUB**

Minutes From the Thriving Business Hub of South Perris

### **LABOR**

Incredible Labor Environment with Large Resident Worker Growth Patterns

### **20 MILLION**

Customers within 1-Hour Drive from Project

### **ACCESS**

Immediate Access to I-215 Freeway Linking to 11 Western States

30 Minutes

BNSF Intermodal Yard

40 Minutes

Union Pacific Intermodal Yard

45 Minutes

Ontario International Airport

1 Hr 30 Minutes

Ports of Los Angeles and Long Beach

# STRATEGIC LOCATION



**Fully Entitled and Approved**

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