

# COMMERCE POINTE OF MENIFEE

## INDUSTRIAL BUILDINGS FOR LEASE



### THE PREMIERE INSTITUTIONAL QUALITY BUSINESS PARK ALONG THE 215 CORRIDOR

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## PROPERTY HIGHLIGHTS:

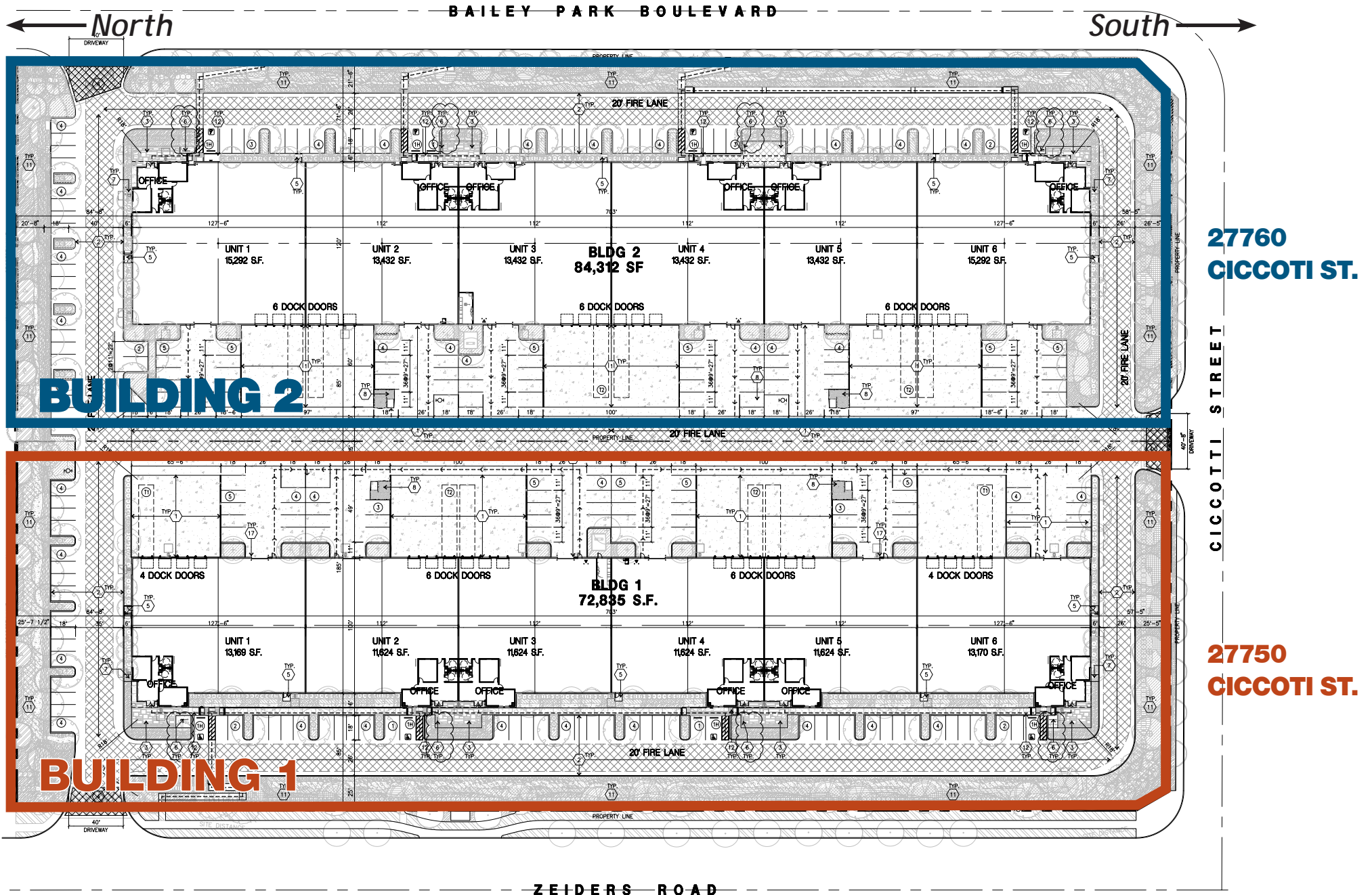
- I-215 Freeway Visibility
- Easy access from I-215 offramp at Scott Road
- Close Proximity to Major Commercial & Retail Services
- Building 1, divisible from 11,624 SF - 72,835 SF (can accommodate most sizes in between)
- 5-10 Year Lease Terms Available
- Available April 2018

## ELEVATIONS:





# COMMERCE POINTE OF MENIFEE



**BUILDING 1: UNIT SIZES RANGE FROM ±11,624 SQ FT - ±13,170 SQ FT UNDER CONSTRUCTION**

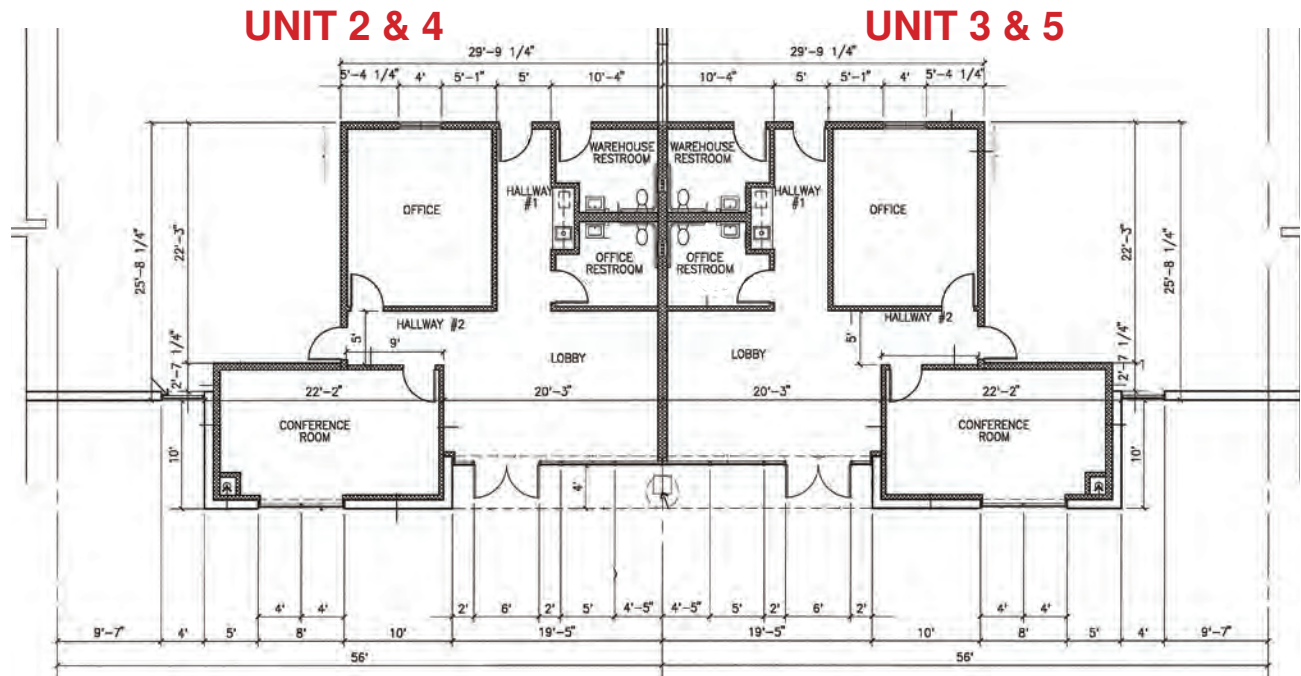
**BUILDING 2: UNIT SIZES RANGE FROM ±13,432 SQ FT - ±15,292 SQ FT PHASE 2 CONSTRUCTION TBD**

LEE & ASSOCIATES, INC. - TEMECULA | 25240 HANCOCK AVENUE, SUITE 100 | MURRIETA, CA 92562

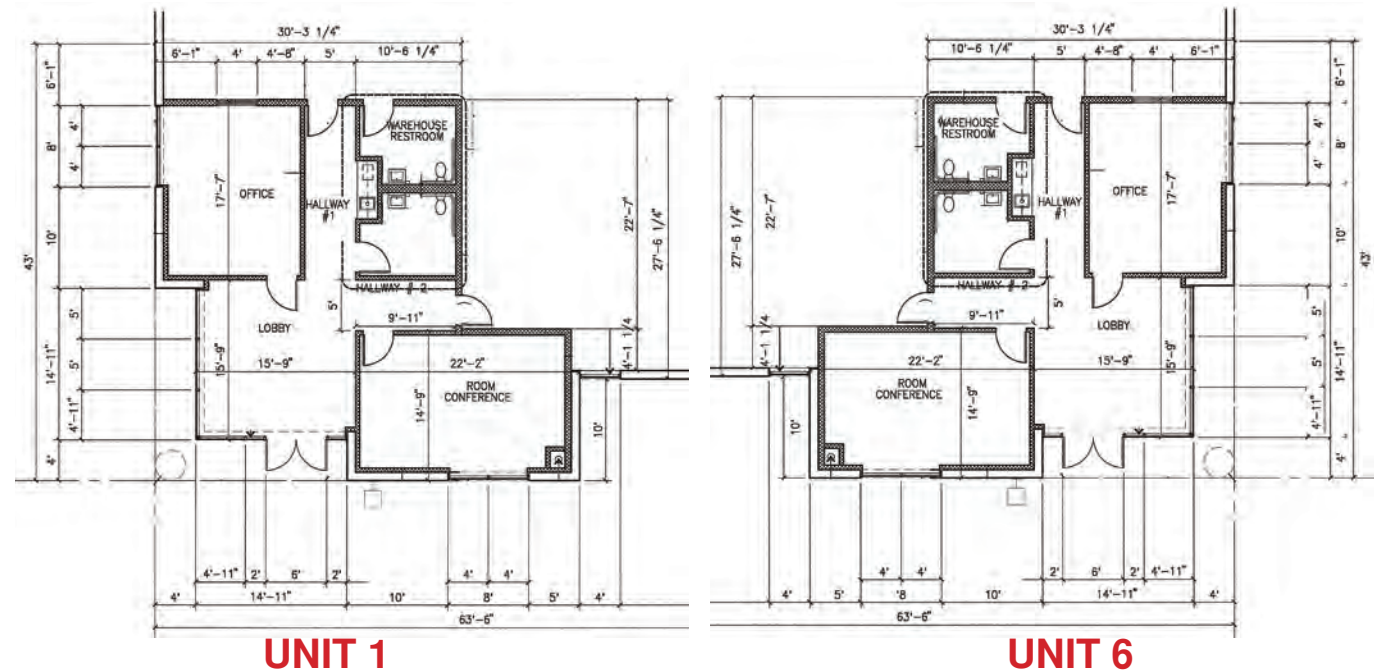
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**OFFICE FLOORPLAN OF INTERIOR UNITS**  
 (UNITS 2, 3, 4, 5)  
 EACH UNIT APPROXIMATELY ±1,115 SF



**OFFICE FLOORPLAN OF END CAPS**  
 (UNITS 1 AND 6)  
 EACH UNIT APPROXIMATELY ±1,117 SF





## FEATURES

- Institutional Grade Product
- High Quality Architecture
- Concrete Tilt-Up Construction
- Sizes from 11,624 SF - 72,835 SF Units
- 24' Clear Height
- Dock High Loading (9'x10')
  - Units 1 & 6: 4 DH (9'x10')
  - Units 2 - 5: 3 DH (9'x10')
- 1 Drive-In Door per unit (12'x14')
- Wide Drive Aisles for Truck Access
- 2/1000 SF Parking (Front + Rear)
- Sprinkler System
- Zoning: EDC-SG City of Menifee
- Convenient Freeway Access to I-215
- 9% Office Build-Out Per Unit
  - Units 1 & 6: Approx ±1,117 SF
  - Units 2 - 5: Approx ±1,115 SF
- Power:
  - Units 1 & 6: 400 Amps, 3 phase, 277/480v
  - Units 2 - 5: 200 Amps, 3 phase, 277/480v
- Column Spacing: Units 2-5 is 56'x50'  
Units 1 and 6 is 64'x50'



