

**540 BIRCH STREET, UNIT A**  
LAKE ELSINORE, CALIFORNIA 92530

**FOR LEASE**  
**±6,200 INDUSTRIAL SPACE**



**FOR MORE INFORMATION, PLEASE CONTACT:**

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## PROPERTY HIGHLIGHTS

- ±6,200 SF industrial space
- Office area includes reception area, 2 private offices, and 2 restrooms
- Coffee bar with sink
- New HVAC system
- Small fenced yard
- Polished concrete floors in warehouse
- 3 grade level doors
- Fully sprinklered
- Fenced perimeter
- 400 Amp-277/480v power supply
- Solar cooled roof
- 16' warehouse clear height
- Offered for lease at \$6,510.00 per month



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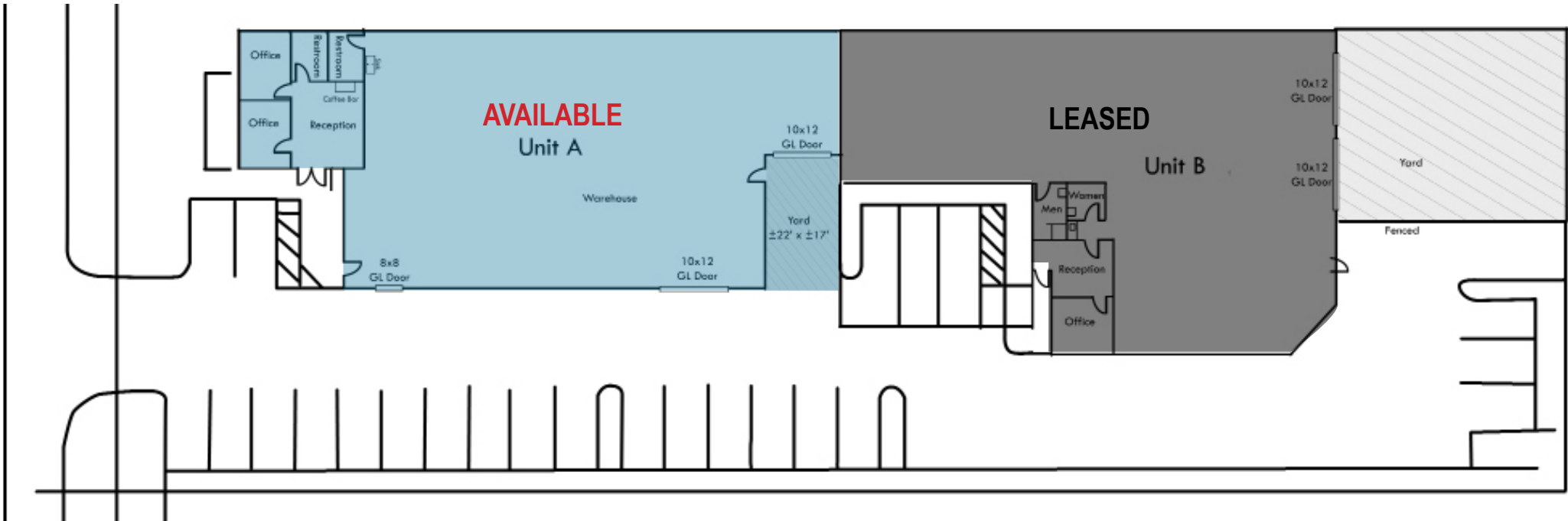
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## AVAILABILITY

UNIT	UNIT SIZE	BASE RENTAL RATE	AVAILABILITY
A	±6,200 SF	\$6,510.00 Per month	March 1, 2020

## SITE PLAN



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