

COMMERCE POINTE OF MENIFEE

INDUSTRIAL BUILDINGS FOR LEASE



ZEIDERS ROAD



THE PREMIERE INSTITUTIONAL QUALITY BUSINESS PARK ALONG THE 215 CORRIDOR

GORDON C. MIZE
951.445.4504
gmize@leetemecula.com
License #01275376

CHARLEY BLACK
951.445.4507
cblack@leetemecula.com
License #01000597

MICHAEL W. STRODE, MBA, SIOR, CCIM
951.445.4508
mstrode@leetemecula.com
License #00798900

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Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



PROPERTY HIGHLIGHTS:

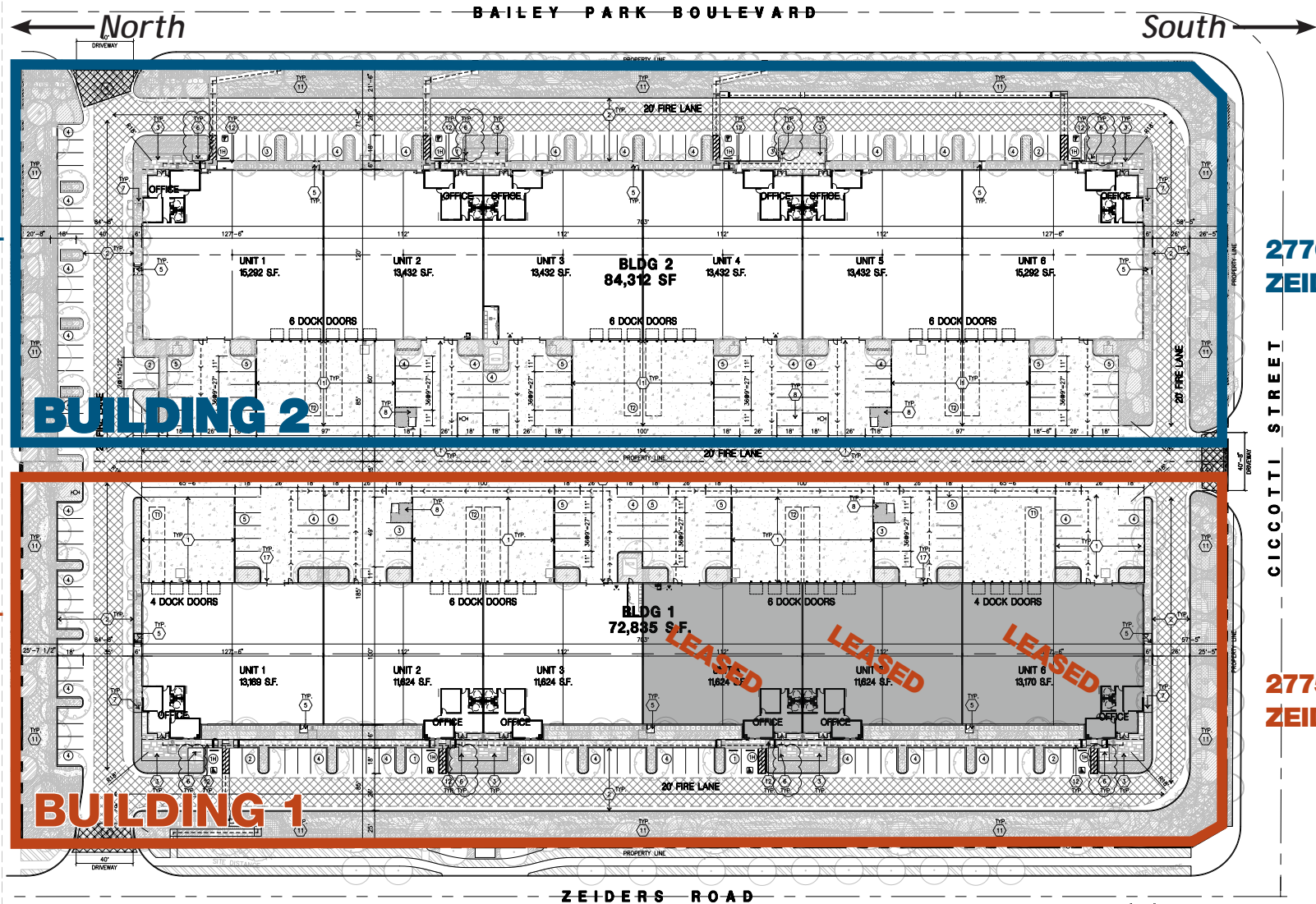
- I-215 Freeway Visibility
- Easy access from I-215 offramp at Scott Road
- Close Proximity to Major Commercial & Retail Services
- Building 1, divisible from 11,624 SF - 72,835 SF (can accommodate most sizes in between)
- 5-10 Year Lease Terms Available
- Available 3rd Qtr. 2018

ELEVATIONS:





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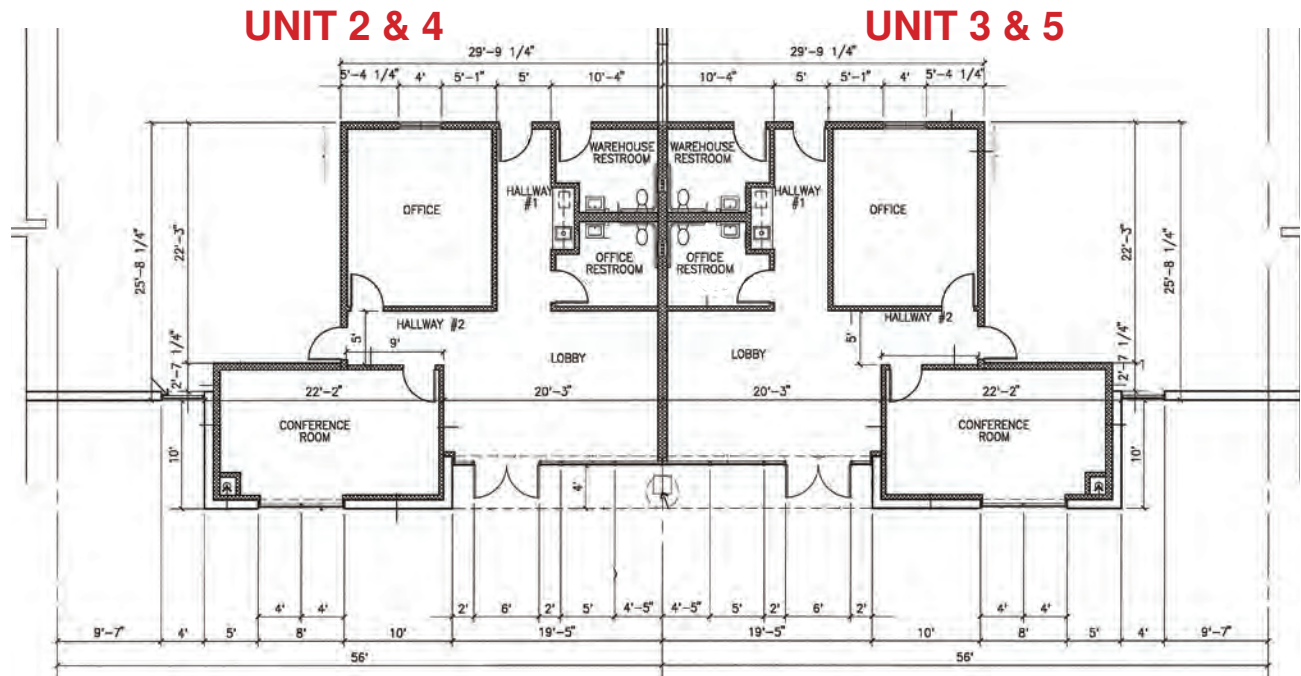
BUILDING 2:
 UNIT SIZES RANGE
 FROM ±13,432 SQ FT
 - ±15,292 SQ FT
**PHASE 2
 CONSTRUCTION
 TBD**

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

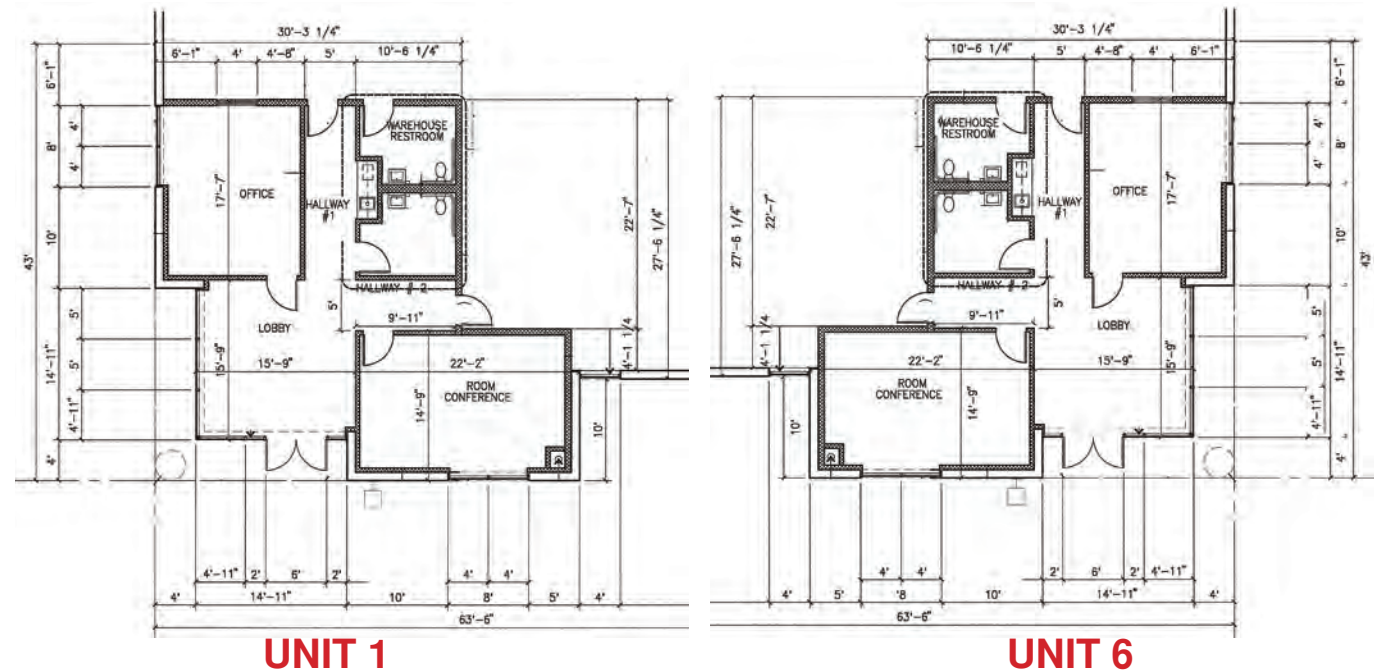
UNIT #	SIZE SF	OFFICE SF	LEASE RATE NNN	STATUS
1	13,169	1,117	\$.75 NNN	AVAILABLE
2	11,624	1,115	\$.75 NNN	AVAILABLE
3	11,624	1,115	\$.75 NNN	AVAILABLE
4	11,624	1,115	\$.75 NNN	LEASED
5	11,624	1,115	\$.75 NNN	LEASED
6	13,169	1,117	\$.75 NNN	LEASED



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'



