

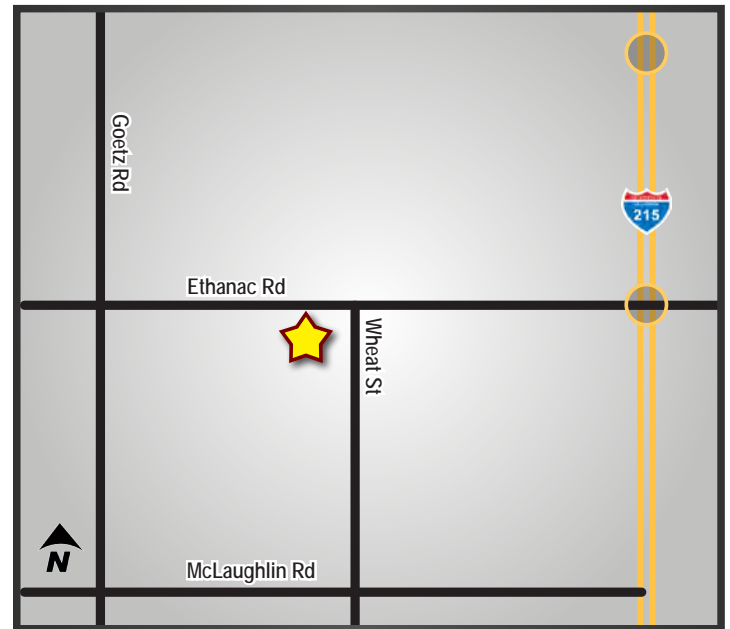
4.75 ACRES FOR SALE/LEASE OR BUILD TO SUIT

WHEAT STREET - MENIFEE, CA



PROPERTY INFORMATION:

- UTILITIES AVAILABLE 300' NORTH AT ETHANAC RD
- LOCATED WITHIN 20 MILES OF 1.4 MIL. PEOPLE AND 440,000 HOUSEHOLDS
- 1.5 MILES WEST OF I-215 / ETHANAC INTERCHANGE
- ETHANAC SLATED TO BE 6 LANE EXPRESSWAY EVENTUALLY LINKING I-215 TO HWY. 74 TO I-15
- LOCATED IN EDC NORTHERN GATEWAY (INDUSTRIAL EMPHASIS)
- ±6,000 HOMES SLATED WITHIN 1 MILE OF SITE
- PHASE 1, TOPO, SURVEY, SOILS & PERC COMPLETED
- APN: 330-180-013



CHARLEY BLACK

951.445.4507

cblack@lee-associates.com

License #01000597

GORDON MIZE

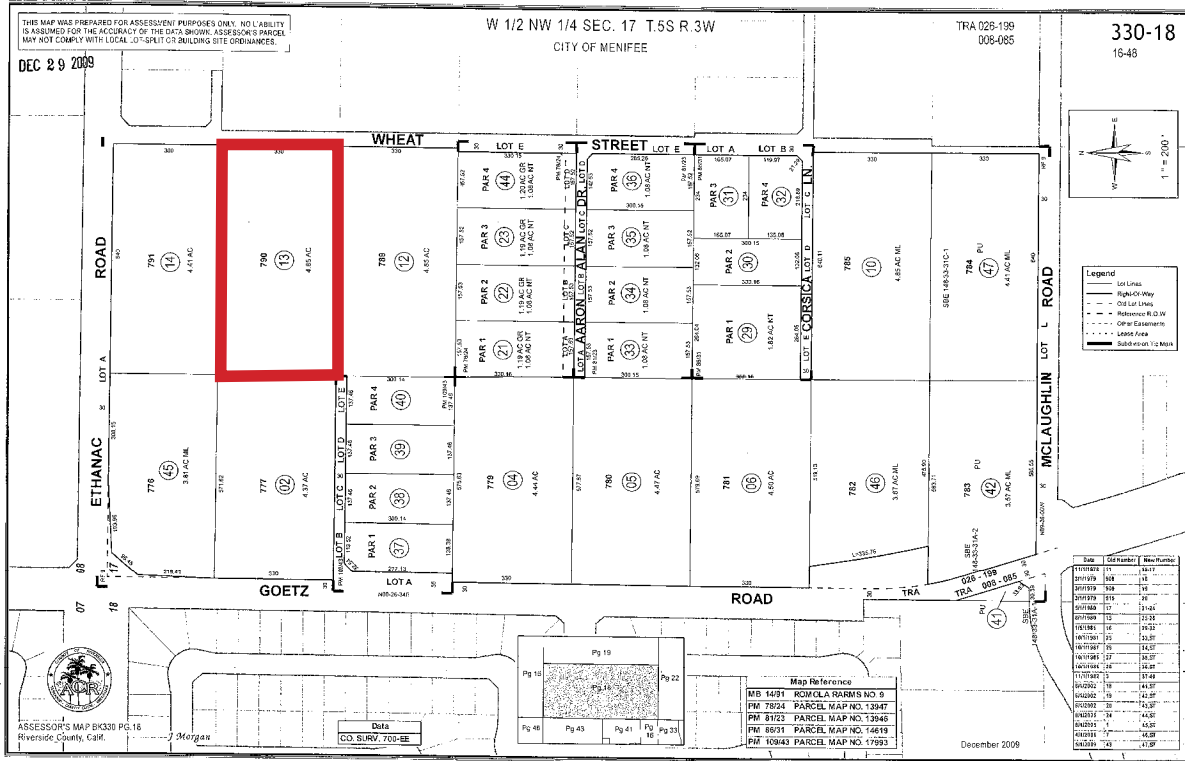
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LEE & ASSOCIATES
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