

INTERSTATE BUSINESS PARK

±4,115 SF - ±20,249 SF FOR LEASE

24305 PRIELIPP ROAD AND 36595 - 36625 KEVIN ROAD - WILDOMAR, CA



BUILDING HIGHLIGHTS:

- ♦ ±229,990 SF, Four Building Business Park
- ♦ Outstanding 1-15 Freeway Frontage & Visibility
- ♦ 160,000 Cars per Day (I-15 & Clinton Keith Rd.)
- ♦ Dock High Loading on Buildings B, C & part of D and Ground Level Loading on all Suites
- ♦ Upgraded Power (200 – 1,600 Amps)
- ♦ Upgraded Offices
- ♦ 21' to 27' Warehouse Clear Height
- ♦ ESFR Fire Sprinkler System

ALISA A. LOVAS

951.445.4524

alovas@lee-associates.com

LICENSE #01200336

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

25240 Hancock Avenue, Suite 100 | Murrieta, CA 92562
www.lee-associates.com | Corp ID # 01048055

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24335 PRIELIPP ROAD - BUILDING A

SUITE	BLDG	SQ. FT.	POWER	GRADE LEVEL LOADING	DOCK HIGH LOADING	W/H CLEAR HEIGHT	BUILD-OUT	\$/SF/MONTH (NNN*)
100% Leased								

24305 PRIELIPP ROAD - BUILDING B

SUITE	BLDG	SQ. FT.	POWER	GRADE LEVEL LOADING	DOCK HIGH LOADING	W/H CLEAR HEIGHT	BUILD-OUT	\$/SF/MONTH (NNN*)
102/103	B	13,110	800/277/480	2 (12X14)	4 (9X10)	27'	Reception, 2 private offices & 1 restroom	\$0.75

36595 KEVIN ROAD - BUILDING C

SUITE	BLDG	SQ. FT.	POWER	GRADE LEVEL LOADING	DOCK HIGH LOADING	W/H CLEAR HEIGHT	BUILD-OUT	\$/SF/MONTH (NNN*)
130-132	C	20,249	1,200/120/208	3 (12X14)	5 (9X10)	27'	Reception, 2 private offices & 3 restrooms	\$0.75

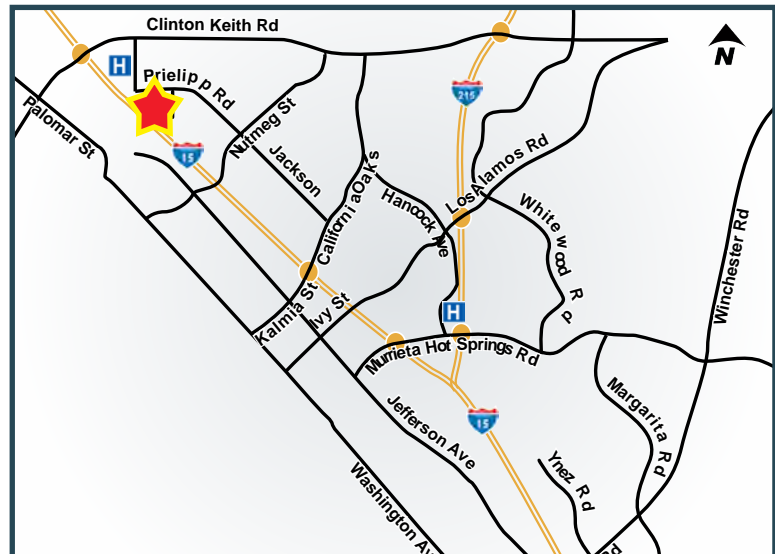
36625 KEVIN ROAD - BUILDING D

SUITE	BLDG	SQ. FT.	POWER	GRADE LEVEL LOADING	DOCK HIGH LOADING	W/H CLEAR HEIGHT	BUILD-OUT	\$/SF/MONTH (NNN*)
153	D	4,115	200 Amps 120/208 Volt	1 (12'X14')	-	27'	Showroom, office & warehouse	\$0.97

*Please note that there is a dock high loading platform at the northwest corner of the rear of Bldg. D which could serve the entire bldg.

Rev. 06/21/18

*NNN \$0.20 PSF



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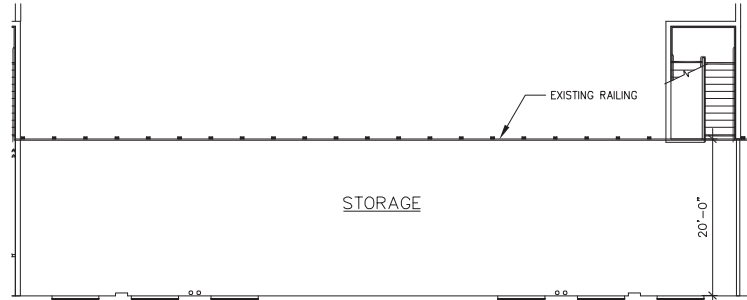
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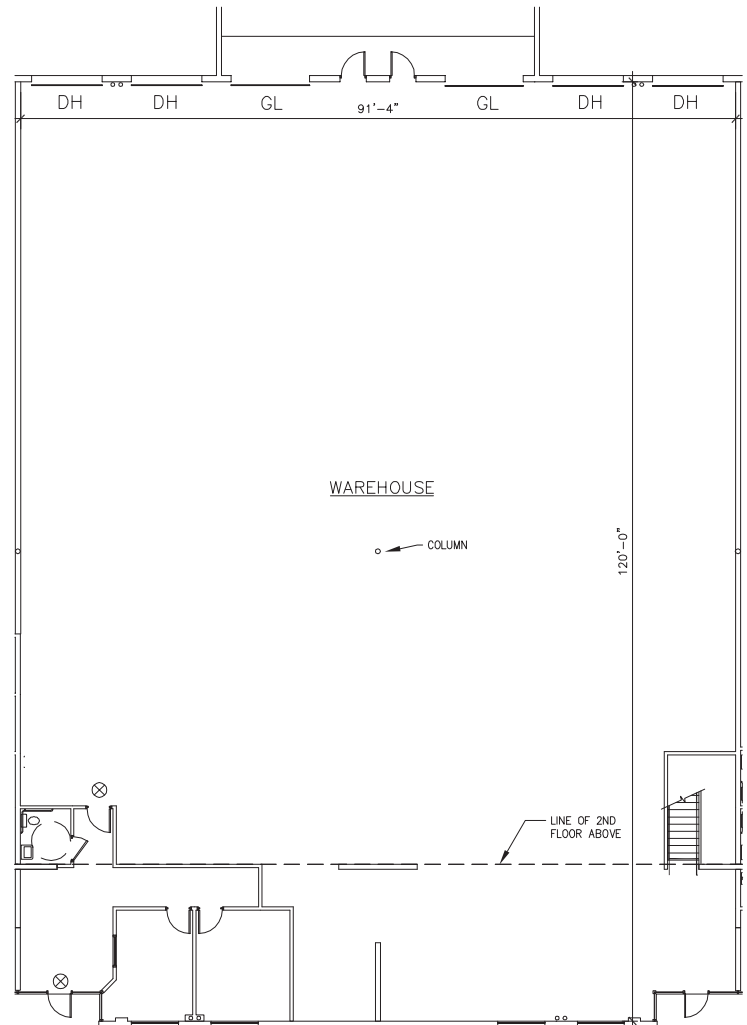
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SUITE 102/103



SUITES 102 AND 103 - 2ND FLOOR EXISTING PLAN
1/16" = 1'-0"



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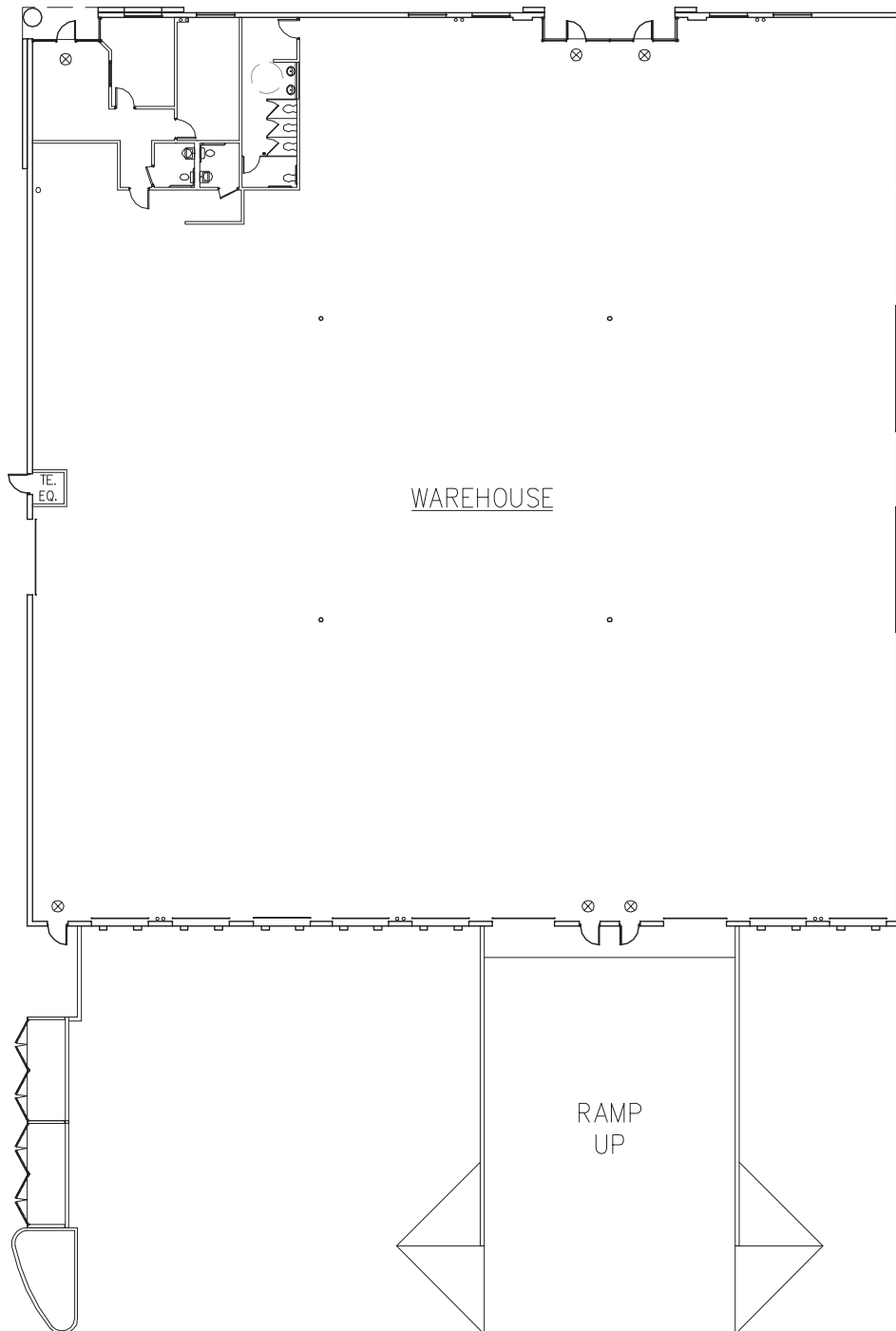
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SUITE 130-132



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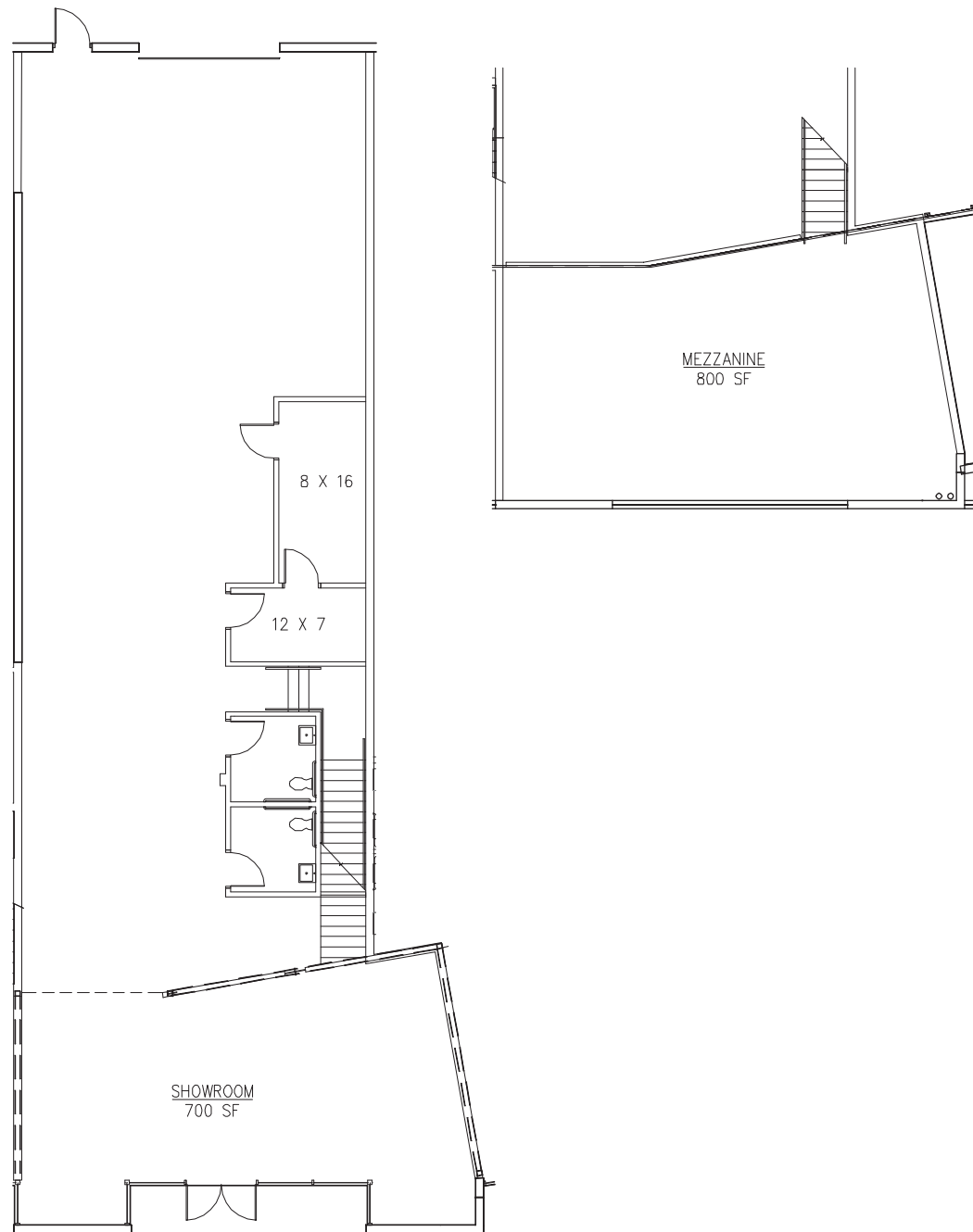
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SUITE 153



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