

FOR LEASE

±4,180 SF - ±6,697 SF INDUSTRIAL // SHOWROOM

INTERSTATE BUSINESS PARK

24335 PRIELIPP ROAD // SUITES 120-121 36595 KEVIN ROAD // SUITE 136
WILDOMAR, CA



KEVIN RD.



WHITAKER
FACILITIES

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WILDOMAR, CA

SCOTT STEWART

951.445.4514

sstewart@leetemecula.com

DRE #01342575



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



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PROPERTY FEATURES

- ±229,410 SF, Four Building Business Park
- Professionally Owned and Managed by Whitaker Facilities Corporation
- Long-Term Ownership with Extensive Local Portfolio, Stable Operating Expenses, and Highly Responsive Property Management
- Outstanding I-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
- 180' Truck Court
- M-SC (Manufacturing/ Service Commercial)
Click Here to Learn More
- ESFR Fire Sprinkler System



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[illegible]

SUITE	BLDG	SQ. FT.	POWER	GRADE LEVEL LOADING	W/H CLEAR HEIGHT	BUILD-OUT	\$/SF/MONTH (NNN*)
120 -121	A	4,180	200 Amps, 120/208 Volt	2 (12'x14')	22'	3 offices, reception and restroom	\$1.15 NNN

SUITE	BLDG	SQ. FT.	POWER	GRADE LEVEL LOADING	DOCK HIGH LOADING	W/H CLEAR HEIGHT	BUILD-OUT	\$/SF/MONTH (NNN*)
136	C	6,697	200 Amps, 120/208 Volt	1 (12'x14')	2 (9'x10')	27'	3 offices, reception and 2 restrooms <i>Available 6/1/2027</i>	\$1.10 NNN

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

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

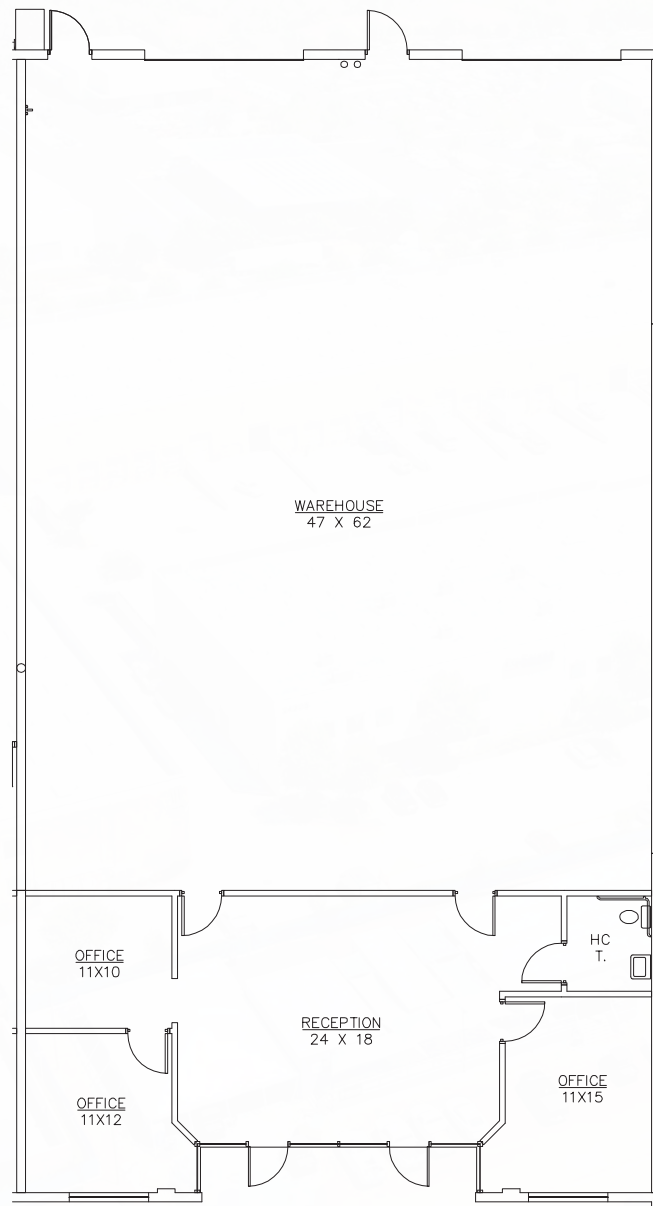
FLOORPLAN

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24335 PRIELIPP ROAD - BUILDING A
SUITES 120-121



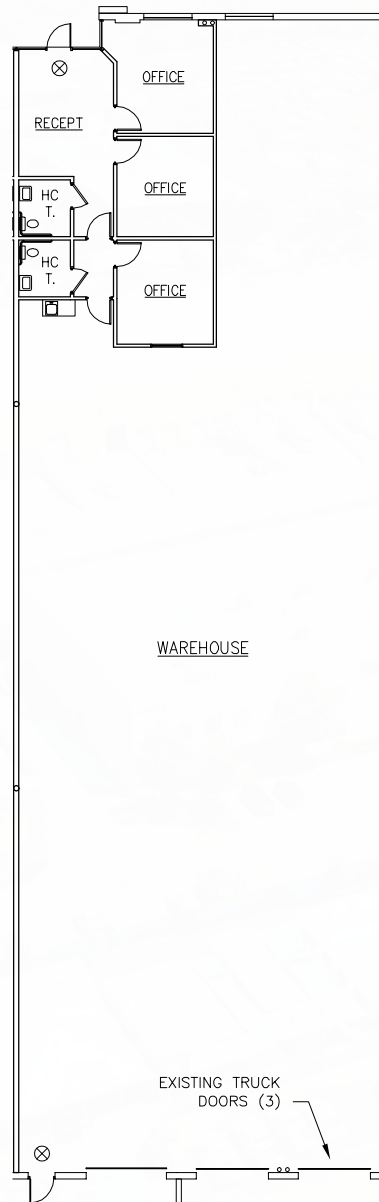
FLOORPLAN

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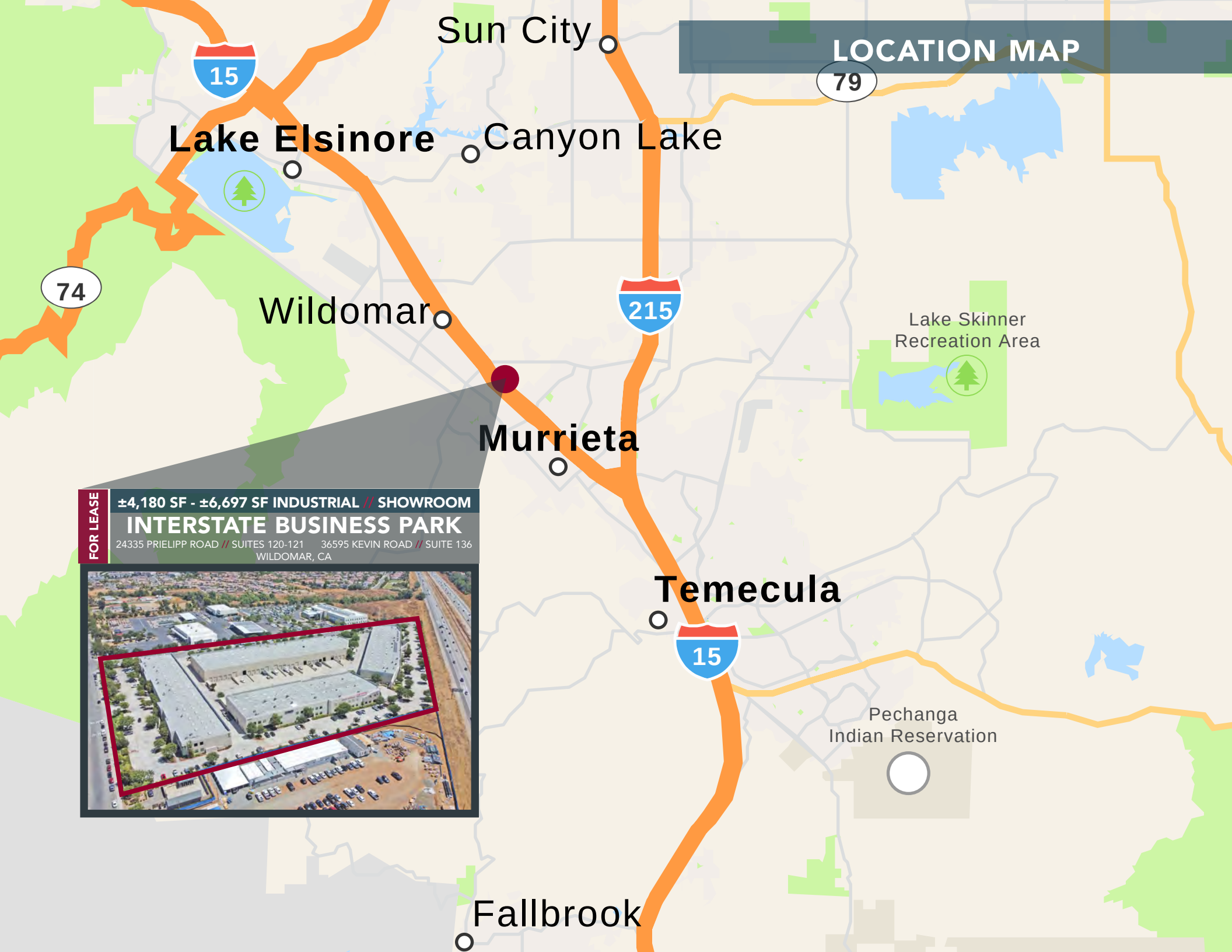
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**36595 KEVIN ROAD - BUILDING C
SUITE 136**



LOCATION MAP



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