

ROOFS ARE ON!

6 BUILDINGS RANGING FROM 12,000 SF - 52,500 SF
ESTIMATED OCCUPANCY SUMMER 2026

FOR SALE

CHANEY ST.

FAIRWAY BUSINESS PARK PHASE III

BIRCH ST & CHANEY ST
LAKE ELSINORE, CA

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DRE #02170137

DEVELOPMENT BY:



Warmington
CAPITAL PARTNERS

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROJECT OVERVIEW

- Excellent location ½ mile from I-15, 12 miles from I-215, and less than 20 miles from 91/I-15 Interchange
- Zoned M-2, General Manufacturing allowing a broad range of uses including all uses allowed in the M-1 zoning.
- The project enjoys exceptional ingress and egress by way of four streets, Third Street, Birch Street, Pasadena Street, and Chaney Street
- The City of Lake Elsinore has been the fastest growing city in California (with population greater than 50,000) having grown approximately 40.83% since 2010. Population is over 95,000 people within a 5 mile radius from the site
- Close to abundant shopping and dining amenities at Central & I-15
- Final 6 buildings in Fairway Business Park, a professionally managed business park

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PROJECT UNDERWAY



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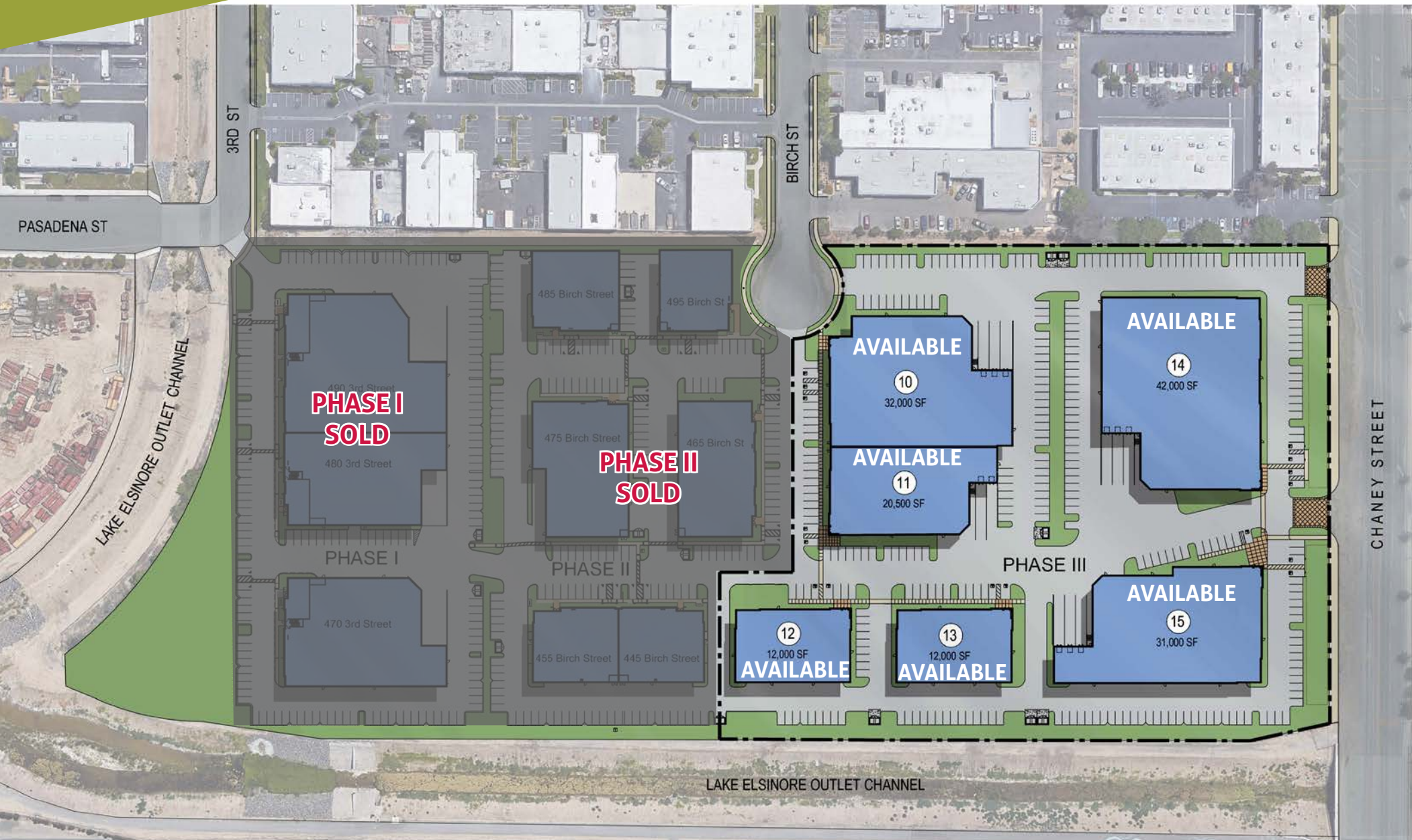
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SITE PLAN



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PROPERTY FEATURES



BUILDING #	10*	11*	12	13	14	15
STATUS	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE
ADDRESS	*530 Birch Street	*524 Birch Street	518 Birch Street	512 Birch Street	539 Chaney Street	533 Chaney Street
BUILDING SF	32,000 SF	20,500 SF	12,000 SF	12,000 SF	42,000 SF	31,000 SF
ACRES	1.58	1.06	0.87	0.85	±2.49	1.94
FIRST FLOOR OFFICE SF	1,980 SF	1,529 SF	1,007 SF	1,007 SF	1,972 SF	1,972 SF
MEZZANINE	1,840 SF	1,019 SF	N/A	N/A	1,830 SF	1,830 SF
CLEAR HEIGHT	26'	26'	16'	16'	26'	26'
**SPRINKLER SYSTEM	0.33GPM/2,000 SF	0.33GPM/2,000 SF	0.33GPM/2,000 SF	0.33GPM/2,000 SF	0.33GPM/2,000 SF	0.33GPM/2,000 SF
POWER	1,200 Amps 277/480 Volts 3 Phase	800 Amps 277/480 Volts 3 Phase	800 Amps 277/480 Volts 3 Phase	800 Amps 277/480 Volts 3 Phase	1,200 Amps 277/480 Volts 3 Phase	1,200 Amps 277/480 Volts 3 Phase
PARKING	52	41	24	24	62	51
GL DOOR (12'X14')	2	2	2	2	3	2
DH DOOR (9'X10')	3	2	N/A	N/A	3	3
FENCED/SECURED YARD	Yes	Yes	Yes	Yes	Yes	Yes
ZONING	M-2	M-2	M-2	M-2	M-2	M-2
SALE PRICE	\$278/SF	\$288/SF	\$298/SF	\$298/SF	\$278/SF	\$278/SF

* Buildings 10 & 11 can be combined for a total 52,500 SF.

** Accommodates Class III commodities in high pile format. Higher classification possible.

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RENDERINGS



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LOCATION HIGHLIGHTS

POPULATION			EST. HOUSEHOLDS			AVG. HH INCOME			TOTAL EMPLOYEES			MEDIAN AGE			TRAFFIC COUNTS	
1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles	Chaney St	3,115 CPD
4,315	43,289	92,577	1,247	12,691	28,091	\$65,233	\$110,439	\$118,308	6,474	23,104	44,860	32.1	33.1	34.7	I-15/Central Ave	130,533 CPD



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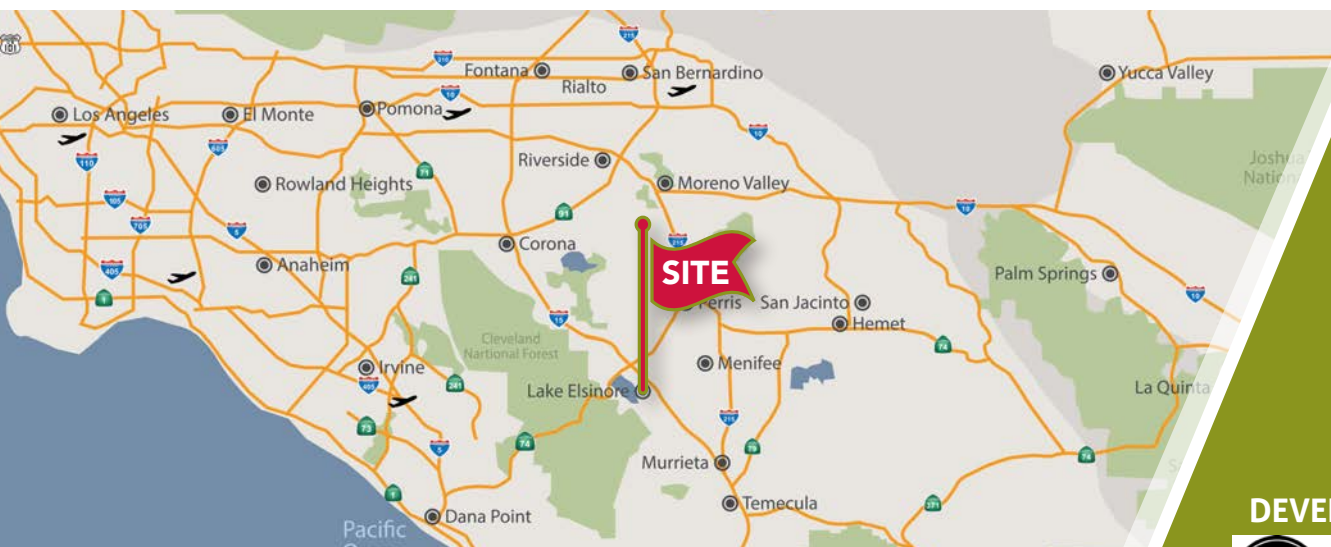
**CONTACT BROKERS FOR
MORE INFORMATION**

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 **20 MILES**
to 91/15 Freeway Interchange

 **28 MILES**
to Orange County Border

 **34 MILES**
to Ontario International Airport

 **38 MILES**
to 55/91 Freeway
Interchange

 **50 MILES**
to John Wayne
Airport

 **68 MILES**
to the Ports of Los Angeles
& Long Beach

 **59 MILES**
to LAX International
Airport

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 4193 Flat Rock Drive, Suite 100, Riverside, CA 92505, Corporate ID# 01048055