

NEARING COMPLETION!

6 BUILDINGS RANGING FROM 12,000 SF - 52,500 SF
ESTIMATED OCCUPANCY OCTOBER/NOVEMBER 2026

FOR SALE

CHANEY ST.

FAIRWAY BUSINESS PARK PHASE III

BIRCH ST & CHANEY ST
LAKE ELSINORE, CA

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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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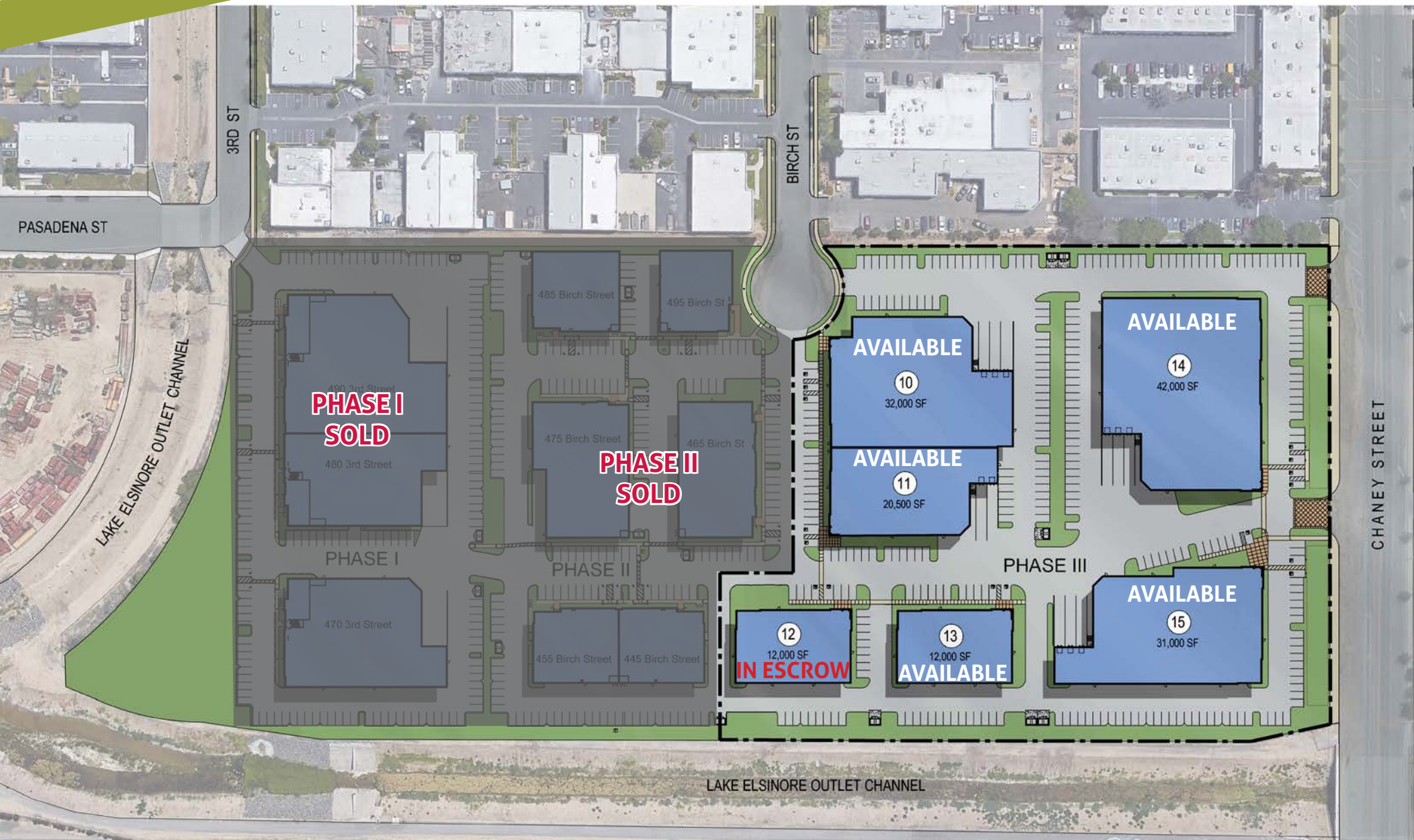
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SITE PLAN



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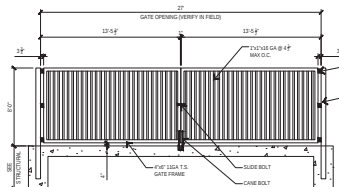
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[illegible]

- | | |
|----|--|
| 6 | IF HIGH TUBULAR STEEL FENCE. SEE DETAIL 20A2.6 |
| 7 | IF HIGH TUBULAR STEEL TELESCOPING GATE. SEE DETAIL 20A2.6 |
| 8 | IF HIGH TUBULAR STEEL SWING GATE. SEE DETAIL 25A- |
| 9 | IF HIGH TUBULAR STEEL BI-PARTING ROLLING GATE. SEE DETAIL 20A1.6 |
| 10 | IF HIGH TUBULAR STEEL FENCE OVER RETAINING WALL. SEE DETAIL 30A- |

1" = 30'-0" **1**

PROPERTY FEATURES



BUILDING #	10*	11*	12	13	14	15
STATUS	AVAILABLE	AVAILABLE	IN ESCROW	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	IN ESCROW	\$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



1 Mile 3 Miles 5 Miles
4,315 43,289 92,577

EST. HOUSEHOLDS



1 Mile 3 Miles 5 Miles
1,247 12,691 28,091

AVG. HH INCOME



1 Mile 3 Miles 5 Miles
\$65,233 \$110,439 \$118,308

TOTAL EMPLOYEES



1 Mile 3 Miles 5 Miles
6,474 23,104 44,860

MEDIAN AGE



1 Mile 3 Miles 5 Miles
32.1 33.1 34.7

TRAFFIC COUNTS



Chaney St 3,115 CPD
I-15/Central Ave 130,533 CPD



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BIG BEAUTIFUL BILL

THE BIG BEAUTIFUL BILL JUST MADE OWNING YOUR MANUFACTURING FACILITY EVEN MORE ATTRACTIVE! **Major New Tax Incentives for Manufacturing Owner-Users**

Thinking about buying or building your next manufacturing facility?

The **One Big Beautiful Bill Act** created powerful new incentives designed to encourage investment in U.S. manufacturing. Eligible qualified production property may qualify for a 100% first-year depreciation deduction on the depreciable basis of the qualifying property, subject to applicable eligibility, construction, use, and placed-in-service requirements.

WHY MANUFACTURERS SHOULD TAKE NOTICE

100% EXPENSING FOR QUALIFIED PRODUCTION PROPERTY

Eligible manufacturing, production, and refining real estate may qualify for immediate first-year depreciation rather than traditional depreciation over decades.

100% BONUS DEPRECIATION IS BACK

Qualifying machinery, equipment, and other eligible business assets acquired and placed in service after January 19, 2025 may qualify for permanent 100% bonus depreciation.

OWNERSHIP MAY HAVE A BIGGER ADVANTAGE

The qualified production property incentive generally applies to businesses using the real estate for their own qualifying production activities — creating a compelling reason for manufacturers to evaluate owning vs. leasing.

YOUR REAL ESTATE DECISION MAY NOW BE A TAX DECISION, TOO.

If you manufacture, produce, or refine tangible products in the United States, now may be an excellent time to revisit your real estate strategy.

BUY. BUILD. EXPAND. OWN.

Talk to Lee & Associates about manufacturing acquisition opportunities at the Fairway Business Park in Lake Elsinore!

Tax incentives are subject to eligibility requirements, timing rules, and other limitations. Lee & Associates does not provide tax or legal advice. Buyers should consult their CPA and tax advisors regarding their individual circumstances.



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**CONTACT BROKERS FOR
MORE INFORMATION**

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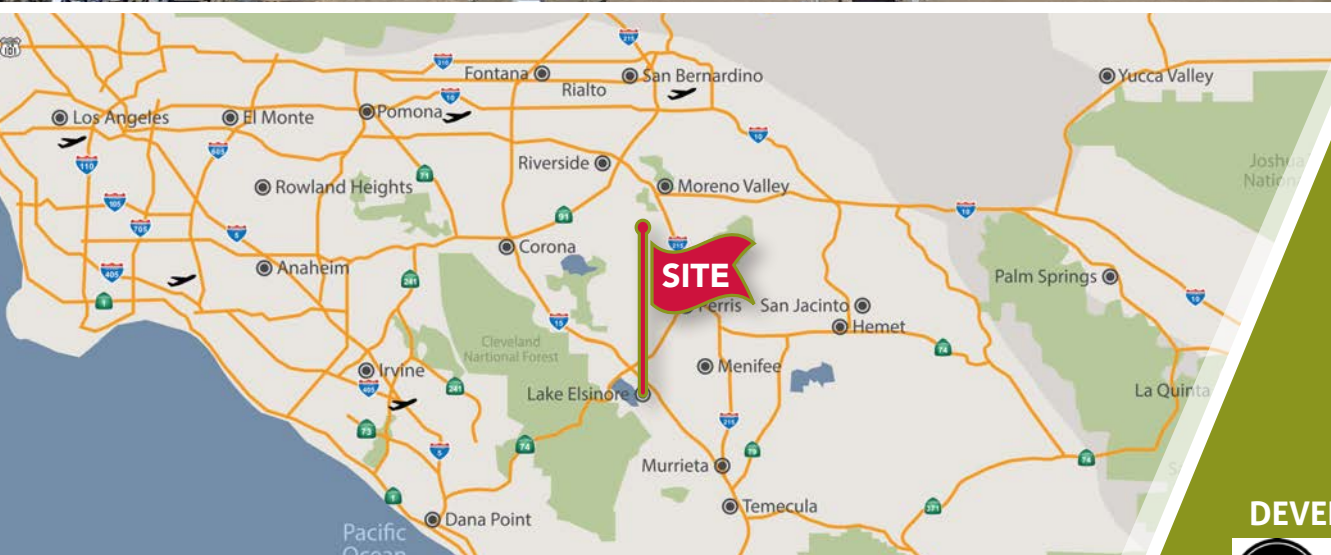
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20 MILES

to 91/15 Freeway Interchange



38 MILES

to 55/91 Freeway
Interchange



68 MILES

to the Ports of Los Angeles
& Long Beach



28 MILES

to Orange County Border



50 MILES

to John Wayne
Airport



59 MILES

to LAX International
Airport



34 MILES

to Ontario International Airport

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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