

FOR SALE OR LEASE

±47,500 SF INDUSTRIAL BUILDING

36580 PENFIELD LANE

WINCHESTER, CA 92596



- » **OWNER WANTS NEXT DEAL**
- » **CAN CONFIGURE OFFICES** (SEE CONCEPTUAL SITE PLAN)
- » **4% FEE TO PROCURING LEASING BROKER FOR GOOD CREDIT TENANT**

DANIEL GLAZER
dglazer@lee-assoc.com
D 909.373.2731
DRE #01958796

SCOTT OSTLUND
sostlund@lee-assoc.com
D 909.373.2922
DRE #01009359

BARRET WOODS
bwoods@lee-assoc.com
D 909.373.2921
DRE #01355354

LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard
Ontario, CA 91764
(909) 989-7771 | lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
ONTARIO

CORPORATE ID #00976995

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE OR LEASE
±47,500 SF AVAILABLE

36580 PENFIELD LANE
WINCHESTER, CA 92596

SALE HIGHLIGHTS

- ±47,500 Square Foot Building Available
- Occupy the Entire Building or Lease Units 101/102 and Earn Income

LEASE HIGHLIGHTS

- ±23,750 Square Feet Available
- Units 103 & 104
- ±3,876 Square Feet of Office Space
- Two (2) Dock High Doors (10'x14')
- 21' Clearance Height
- Fire Sprinklered
- 1,200 Amps, 120/208 Volts (verify)
- Partially Air Conditioned Warehouse
- Parking Ratio 1.26/1,000 SF
- Ability to Fence Yard Area



DANIEL GLAZER
dglazer@lee-assoc.com
D 909.373.2731
DRE #01958796

SCOTT OSTLUND
sostlund@lee-assoc.com
D 909.373.2922
DRE #01009359

BARRET WOODS
bwoods@lee-assoc.com
D 909.373.2921
DRE #01355354

LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard
Ontario, CA 91764
(909) 989-7771 | lee-associates.com

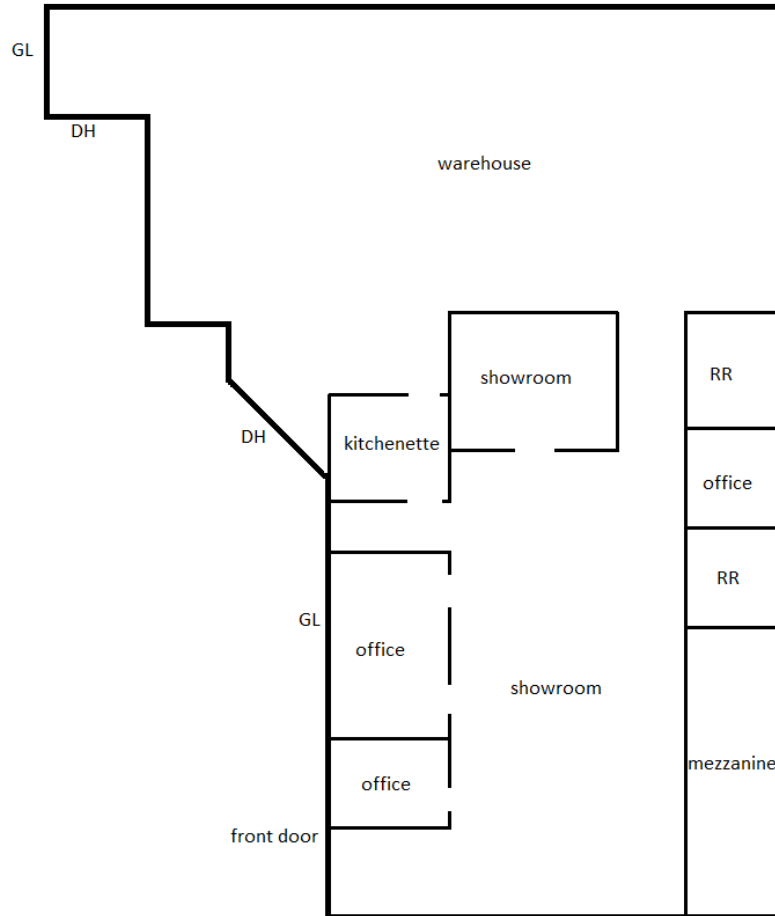
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
ONTARIO

CORPORATE ID #00976995

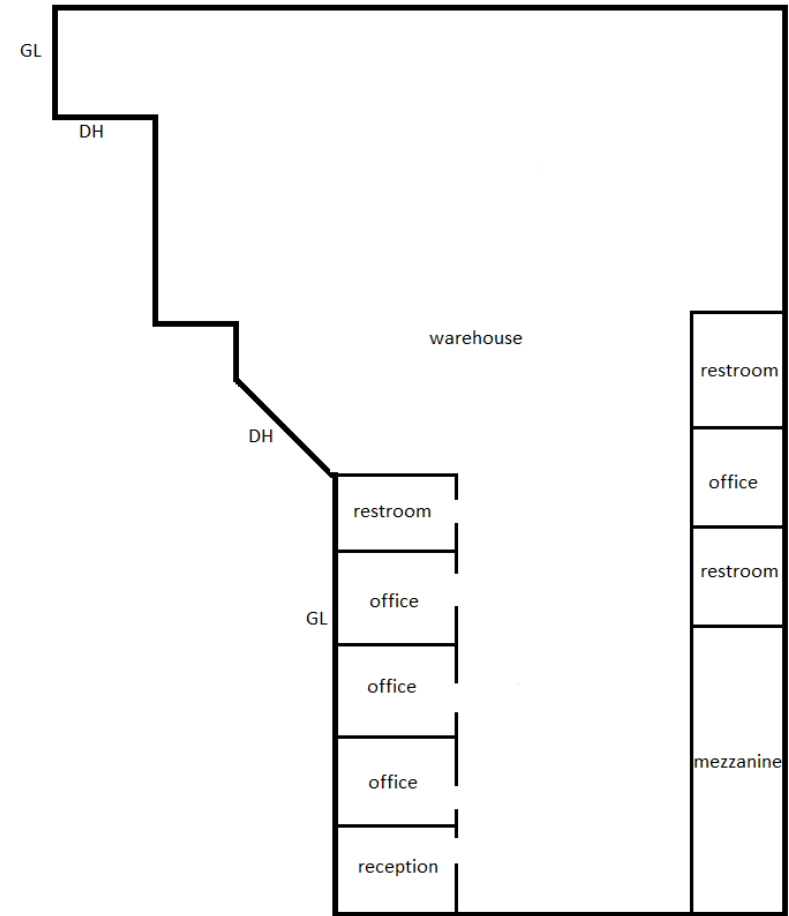
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE OR LEASE
±47,500 SF AVAILABLE

36580 PENFIELD LANE
WINCHESTER, CA 92596



EXISTING SITE PLAN
Not to Scale



CONCEPTUAL SITE PLAN
Not to Scale

DANIEL GLAZER
dglazer@lee-assoc.com
D 909.373.2731
DRE #01958796

SCOTT OSTLUND
sostlund@lee-assoc.com
D 909.373.2922
DRE #01009359

BARRET WOODS
bwoods@lee-assoc.com
D 909.373.2921
DRE #01355354

LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard
Ontario, CA 91764
(909) 989-7771 | lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
ONTARIO

CORPORATE ID #00976995

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE OR LEASE
±47,500 SF AVAILABLE

36580 PENFIELD LANE
WINCHESTER, CA 92596



DANIEL GLAZER
dglazer@lee-assoc.com
D 909.373.2731
DRE #01958796

SCOTT OSTLUND
sostlund@lee-assoc.com
D 909.373.2922
DRE #01009359

BARRET WOODS
bwoods@lee-assoc.com
D 909.373.2921
DRE #01355354

LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard
Ontario, CA 91764
(909) 989-7771 | lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
ONTARIO

CORPORATE ID #00976995

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

36580 PENFIELD LANE

WINCHESTER, CA 92596

FOR MORE INFORMATION

DANIEL GLAZER

Senior Vice President/Principal
dglazer@lee-assoc.com
D 909.373.2731
DRE #01958796

SCOTT OSTLUND

Senior Vice President/Principal
sostlund@lee-assoc.com
D 909.373.2922
DRE #01009359

BARRET WOODS

Senior Vice President/Principal
bwoods@lee-assoc.com
D 909.373.2921
DRE #01355354

LEE & ASSOCIATES - ONTARIO

3535 Inland Empire Boulevard | Ontario, CA 91764
(909) 989-7771 | lee-associates.com
Corporate ID: 00976995



COMMERCIAL REAL ESTATE SERVICES
ONTARIO