

# 18345

## PASADENA ST. LAKE ELSINORE CA. 92530

± 5,678 SF INDUSTRIAL BUILDING ON ±18,731 SF LAND



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Offered by:*

**Marshal Solis**  
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4160 Temescal Canyon Rd. Suite 500 Corona CA. 92883

# PROPERTY DESCRIPTION

BUILDING ADDRESS	18345 Pasadena St. Lake Elsinore CA. 92530
BUILDING SIZE	± 5,678 SF.
OFFICE SIZE	± 1,348 SF.
LAND SIZE	± 0.43 Acres (18,731 SF)
ELECTRICAL SERVICE	400a/120 - 208v 3p
WAREHOUSE CEILING CLEARANCE	± 18' ft. Minimum Clearance
OFFICE AREA	Five (5) private offices, reception and restrooms
YARD	Fenced , private, +/-3,800 SF
LOADING	Two (2) Ground Level Doors
YEAR BUILT	2003
HOA	\$750.00 per month
ROOF WARRANTY	Ten (10) warranty - Expires June 18 <sup>th</sup> 2035





**TOTAL: 1348 sq. ft**  
1st floor: 1348 sq. ft  
EXCLUDED AREAS: WORKSHOP: 4035 sq. ft, WALLS: 167 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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OWNER/USER OR  
INVESTOR OPPORTUNITY