

# ROOFS ARE ON!

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

CHANEY ST.

# FOR SALE

## 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

IN ESCROW

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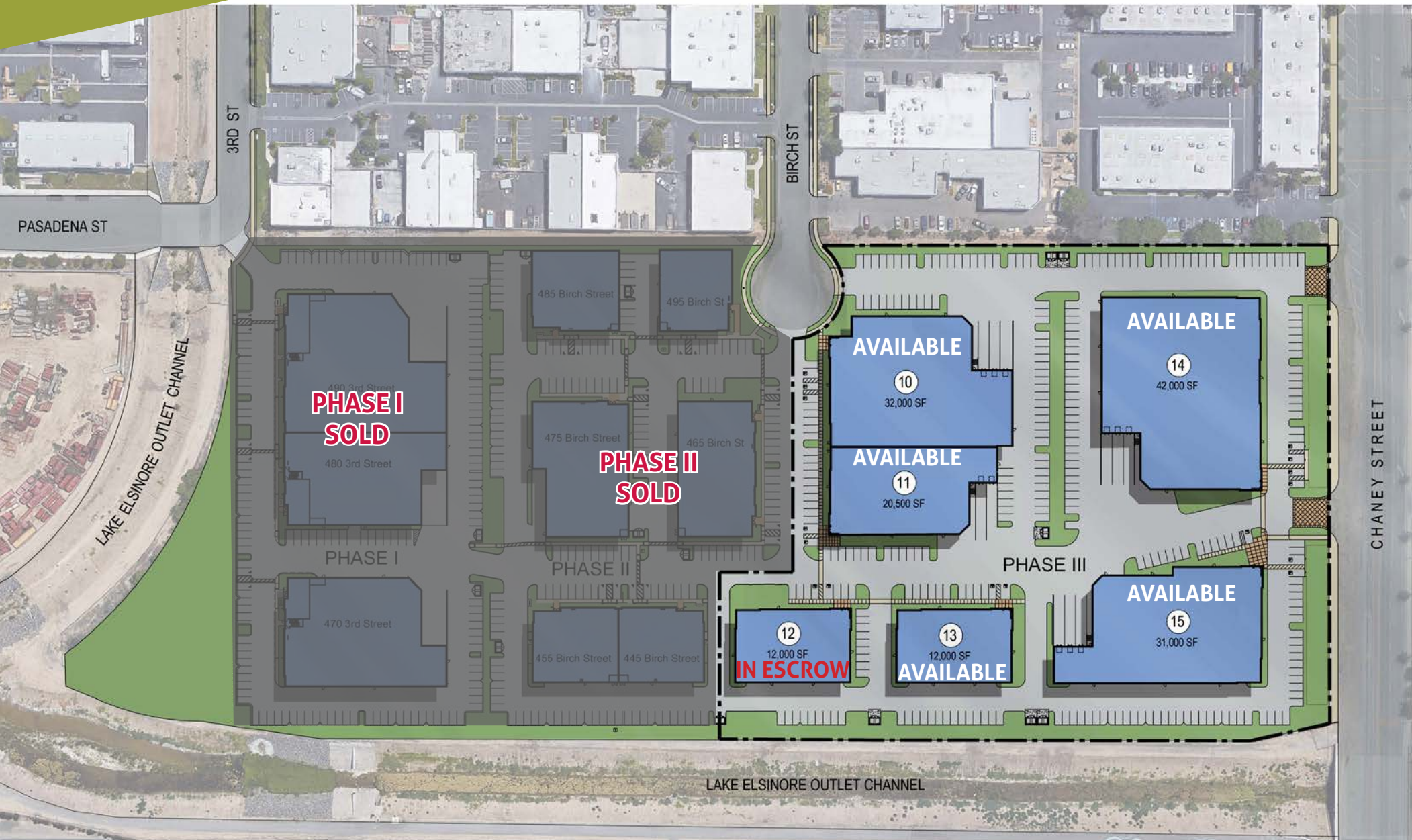
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# SITE PLAN



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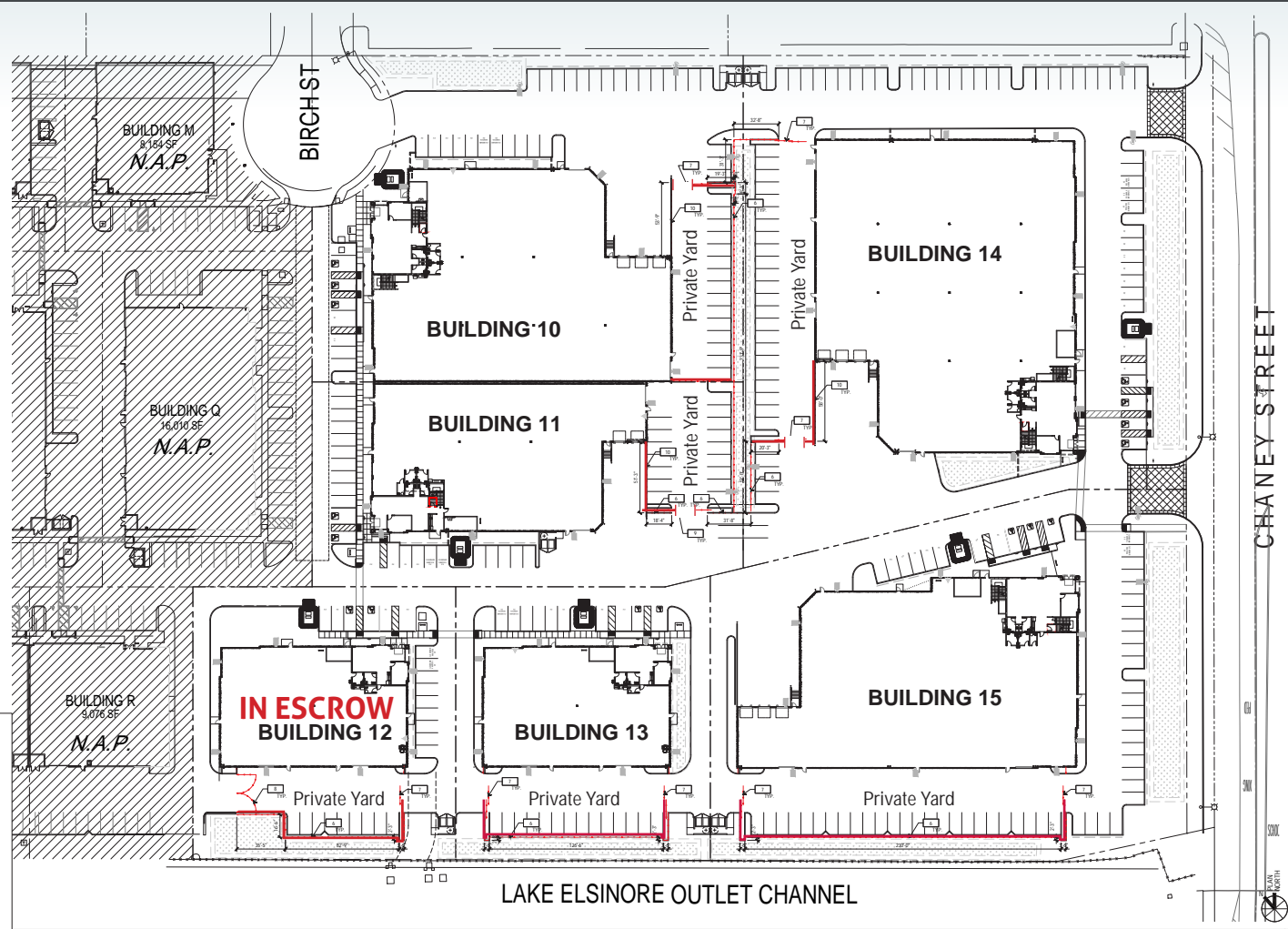
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# FENCING PLAN



FAIRWAY BUSINESS PARK  
LAKE ELSINORE, CA 92530

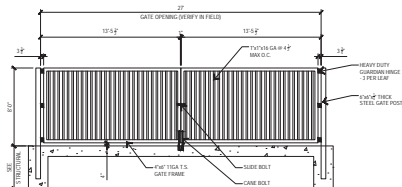
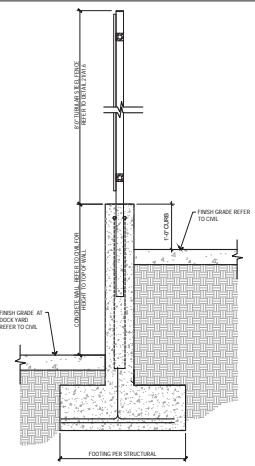
FAIRWAY BUSINESS PARK  
BUILDINGS 10-15  
LAKE ELSINORE, CA 92530  
W. Fairway Associates, LP  
3090 Pullman Street  
Costa Mesa, CA 92626

OVERALL FENCING PLAN

Revision Table:

NO.	DATE	DESCRIPTION
01	08-01-2021	ISSUE SUBMITTAL
02	09-02-2021	ISSUE SUBMITTAL
03	11-03-2021	ISSUE SUBMITTAL
04	11-03-2021	ISSUE SUBMITTAL
05	11-03-2021	ISSUE SUBMITTAL

SHEET  
**10-15**



- ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.
- FENCING USED FOR BOLLARD AREA INCREASES PER CIRC SECTION SHALL BE PERMANENTLY MAINTAINED.
- SCREEN ALL TRANSFORMERS WITH LANDSCAPE MATERIAL AND OR WALLS IF APPROPRIATE.
- COMMERCIAL AND INDUSTRIAL STREET ADDRESS SHALL BE POSTED WITH A MINIMUM EIGHT INCH BY TEN INCH SIGNAGE. THE SIGNAGE SHALL BE POSTED WITH THE PROPERTY ADDRESS. THE SIGNAGE SHALL BE INTERNALLY OR EXTERNALLY ELECTRICALLY ILLUMINATED. POSTED NUMBERS SHALL CONTRAST WITH THE BACKGROUND. SIGNAGE SHALL BE CLEARLY VISIBLE FROM THE STREET. WHERE BUILDING ENTRANCES EXCEED ONE HUNDRED FEET FROM THE ROADWAY, ADDITIONAL SIGNAGE SHALL BE POSTED AT THE ROADWAY. ADDITIONAL SIGNAGE SHALL BE POSTED AT THE ROADWAY. ADDITIONAL SIGNAGE SHALL BE POSTED AT THE ROADWAY. ADDITIONAL SIGNAGE SHALL BE POSTED AT THE ROADWAY.

- 1" HIGH TUBULAR STEEL FENCE SEE DETAIL 2001.6
- 1" HIGH TUBULAR STEEL TELESCOPING GATE SEE DETAIL 2001.A
- 1" HIGH TUBULAR STEEL SWING GATE SEE DETAIL 201
- 1" HIGH TUBULAR STEEL BI-PARTING HOLDING GATE SEE DETAIL 2001.A
- 1" HIGH TUBULAR STEEL FENCE OVER RETAINING WALLS SEE DETAIL 201

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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	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			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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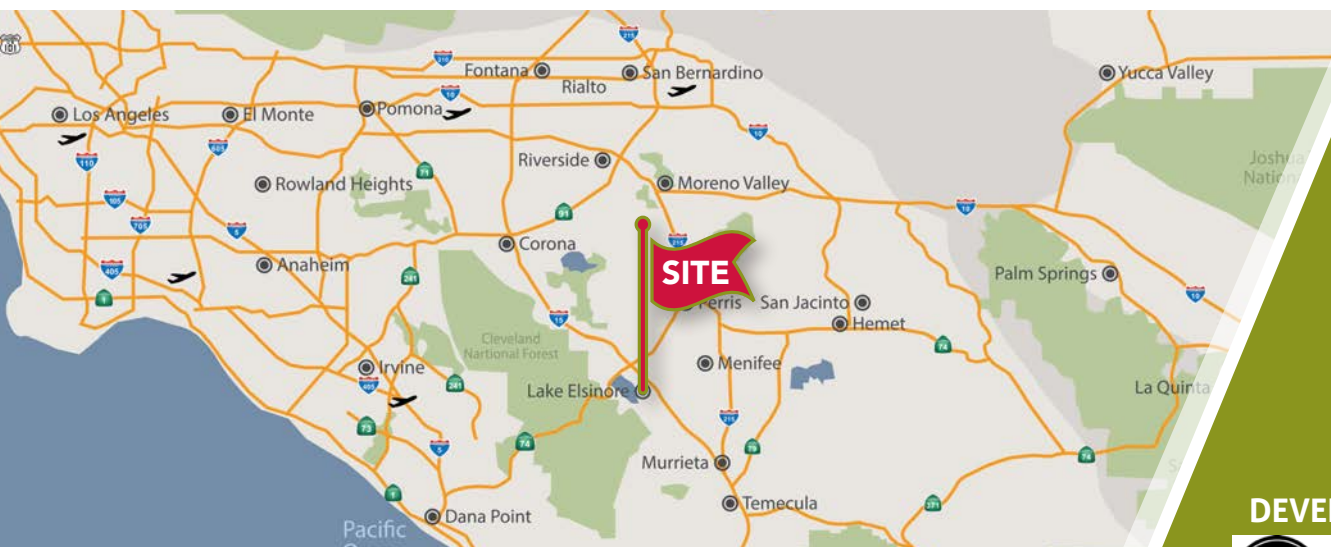
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DEVELOPMENT BY:




 **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

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