

FOR LEASE

±5,548 SF INDUSTRIAL CONDOMINIUM

560 BUILDING 5
BIRCH STREET
LAKE ELSINORE



PROPERTY HIGHLIGHTS:

- 5,548 SF INDUSTRIAL CONDOMINIUM
- 568 SF OF OFFICE AREA (TWO (2) PRIVATE OFFICES AND TWO (2) RESTROOMS)
- 15' CLEAR HEIGHT
- TWO (2) 10'X12' GROUND LEVEL ROLL UP DOORS PROVIDING EXCELLENT INGRESS/EGRESS
- M-1 (LIMITED MANUFACTURING) ZONING - CITY OF LAKE ELSINORE (TENANT TO VERIFY)
[CLICK TO VIEW PERMITTED USES](#)
- POWER: 200 AMP 120/208V 3 PHASE
- EXCELLENT LOCATION WITH IMMEDIATE ACCESS TO I-15 FREEWAY CORRIDOR CONNECTING RIVERSIDE, ORANGE, AND SAN DIEGO COUNTIES
- AVAILABLE IMMEDIATELY

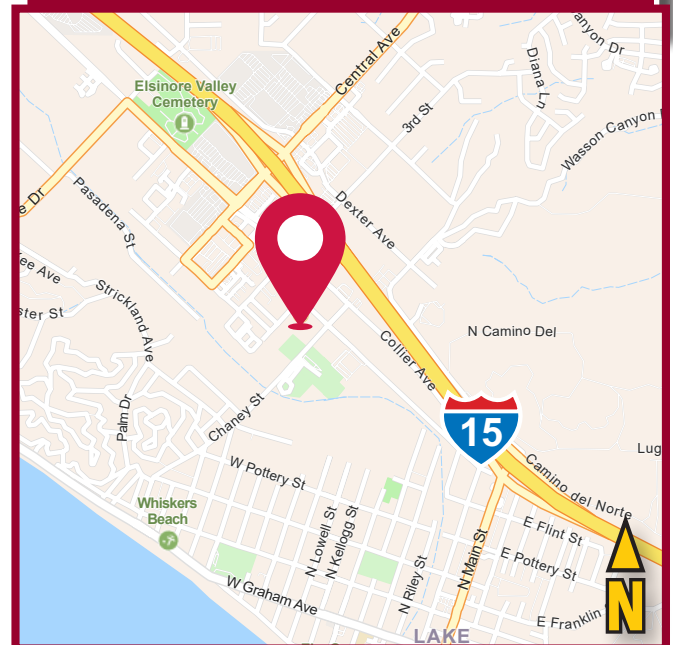
LEASE RATE:

\$1.24 PSF/MONTH NNN

*LOW MONTHLY NNN OPERATING EXPENSES

MAJOR REFURBISHMENTS UNDERWAY:

- NEW INTERIOR PAINT
- NEW OFFICE FLOORING
- RE-STRIPE & SLURRY OF ASPHALT / PARKING AREAS
- IMPROVED EXTERIOR LANDSCAPING AREAS



CONNOR STRODE

951.445.4529

cstrode@leetemecula.com

DRE#: 02170137

MICHAEL W. STRODE, MBA, CCIM, SIOR

951.445.4508

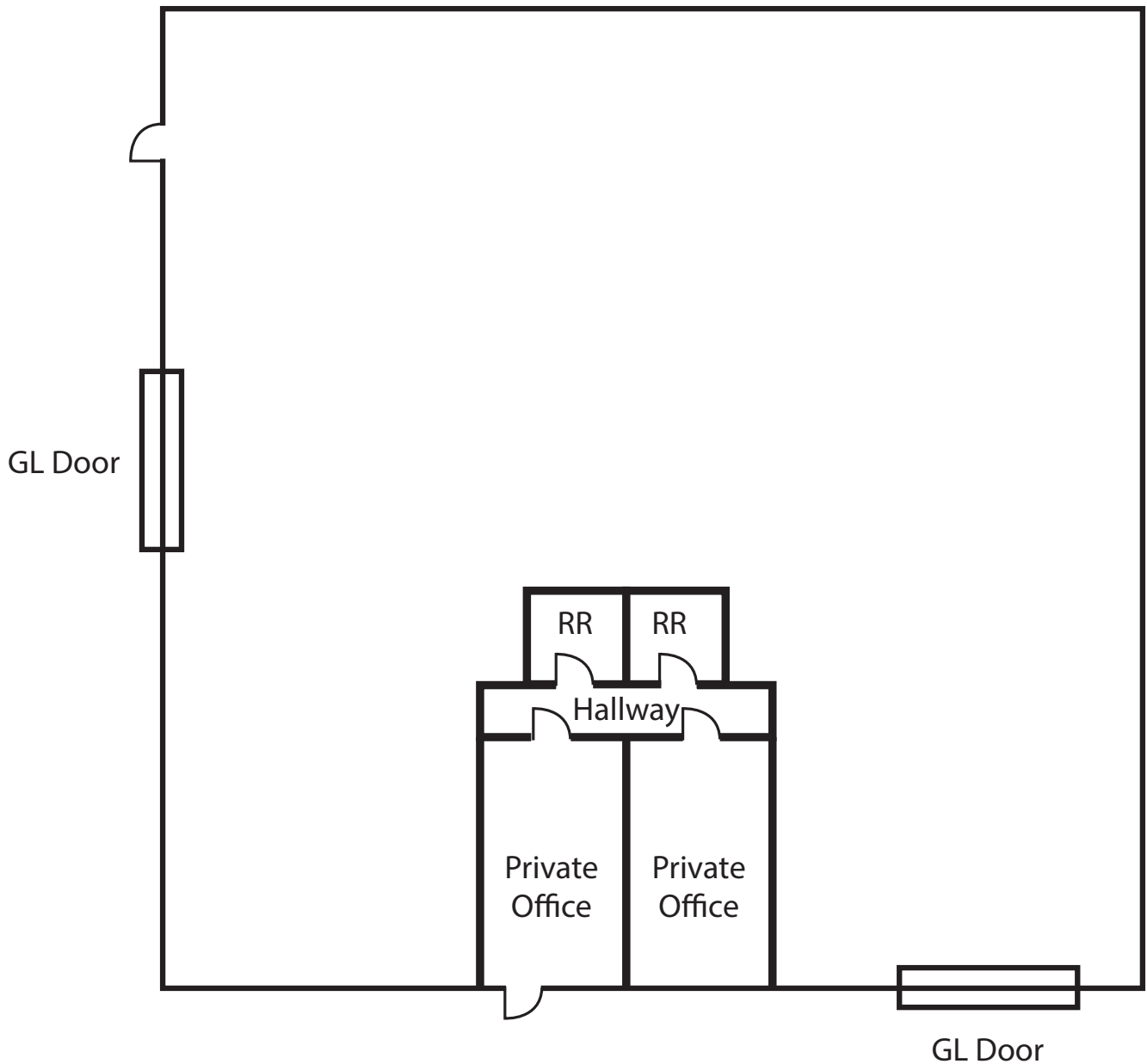
mstrode@leetemecula.com

DRE#00798900

FOR LEASE
±5,548 SF INDUSTRIAL CONDOMINIUM

560 BUILDING 5
BIRCH STREET
LAKE ELSINORE

FLOORPLAN



CONNOR STRODE

951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

MICHAEL W. STRODE, MBA, CCIM, SIOR

951.445.4508
mstrode@leetemecula.com
DRE#00798900

FOR LEASE
±5,548 SF INDUSTRIAL CONDOMINIUM

560 BUILDING 5
BIRCH STREET
LAKE ELSINORE



CONNOR STRODE

951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

MICHAEL W. STRODE, MBA, CCIM, SIOR

951.445.4508
mstrode@leetemecula.com
DRE#00798900

FOR LEASE
±5,548 SF INDUSTRIAL CONDOMINIUM

560 BUILDING 5
 BIRCH STREET
 LAKE ELSINORE



CONNOR STRODE
 951.445.4529
 cstrode@leetemecula.com
 DRE#: 02170137

MICHAEL W. STRODE, MBA, CCIM, SIOR
 951.445.4508
 mstrode@leetemecula.com
 DRE#00798900