

# THE LAKE COMMERCENTER

18421 COLLIER AVENUE, LAKE ELSINORE, CALIFORNIA 92530

±4,288 SF FLEX /  
INDUSTRIAL / SHOWROOM  
SPACE FOR LEASE



**FOR MORE INFORMATION, PLEASE CONTACT:**

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CalDRE License # 01403298



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## PROPERTY HIGHLIGHTS

- Availability from ±4,288 SF
- I-15 freeway exposure - 120,000+ vehicles per day
- CM zoning allows for a wide array of industrial and commercial uses
- 1st floor office/showroom areas with climate controlled warehouse
- 20' warehouse clear height
- 12'w x 14'h ground level loading doors
- 200 amp, 3 phase power supply per unit
- Abundant 3:1 parking ratio
- Immediate access to I-15 freeway via Central Avenue
- Retail and restaurant amenities nearby

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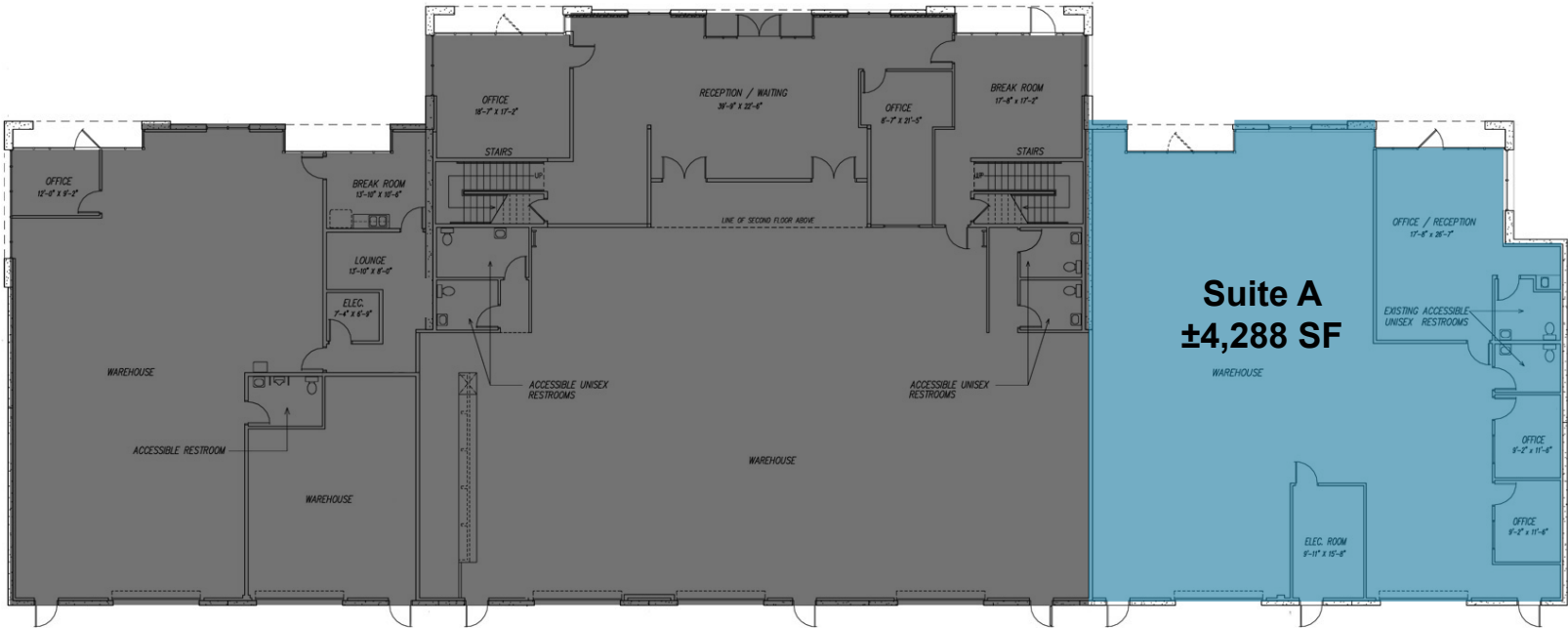
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## AVAILABILITY

| UNIT | RENTABLE SQ. FT. | MONTHLY LEASE RATE                               | UNIT DESCRIPTION                                                                                                             |
|------|------------------|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| A    | ±4,288 SF        | \$4,631.00 Base Rent + \$1,930.00 CAOE Per month | Large reception area, 2 private offices, 2 restrooms and wet bar.<br>Climate controlled warehouse with 2-12x14 roll up doors |

\*2026 Common Area Operating Expenses (CAOE) estimated at \$0.45 SF per month. CAOE are subject to annual reconciliation and increases.

## FIRST FLOOR



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