

3 INDUSTRIAL BUILDINGS FOR SALE/LEASE

±20,891 - ±50,774 SF

LAND AVAILABLE
±1.57 - ±8.78
ACRES

PHASE II

BUILDING V

BUILDING U

BUILDING T

PHASE I

Another Quality Development By

FAIRWAY
COMMERCIAL PARTNERS

FAIRWAY BUSINESS PARK | 470, 480 & 490 3RD STREET, LAKE ELSINORE, CA 92530

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ZONED M-2 – GENERAL MANUFACTURING**490 3RD STREET (BUILDING V)**

- ±29,883 sf industrial building located on 1.53 acres
- ±4,012 sf office space
- ±2,006 sf mezzanine office
- 3 dock high loading doors (9' x 10')
- 2 grade level loading doors (14' x 14')
- 56 parking spaces
- Column spacing is 43'-6" min. and 55'-0" max.
- Power– 800 amp (expandable to 1,200), 3 phase, 277/480v
- Clear height – 24' min
- ESFR sprinkler system
- Skylights
- Assignable 5-year contractor's warranty

Knockouts provided for ability to combine with 480 3rd Street

480 3RD STREET (BUILDING U)

- ±20,891 sf industrial building located on 1.02 acres
- ±3,124 sf office space
- ±1,562 sf mezzanine office
- 2 dock high loading doors (9' x 10')
- 2 grade level loading doors (14' x 14')
- 42 parking spaces
- Column spacing is 43'-6" min. and 55'-0" max.
- Power – 800 amp (expandable to 1,200) 3 phase, 277/480v
- Clear height – 24' min
- ESFR sprinkler system
- Skylights
- Assignable 5-year contractor's warranty

Knockouts provided for ability to combine with 490 3rd Street



470 3RD STREET (BUILDING T)

- $\pm 24,026$ sf industrial building located on 1.47 acres
- $\pm 2,800$ sf office space
- $\pm 1,400$ sf mezzanine office
- 2 dock high loading doors (9' x 10')
- 2 grade level loading doors (14'x14')
- 59 parking spaces
- Column spacing is 42'-10" min. and 43'-6" max.
- Power – 800 amp (expandable to 1,200), 3 phase, 277/480v
- Clear height – 24' min
- ESFR sprinkler system
- Skylights
- Assignable 5-year contractor's warranty

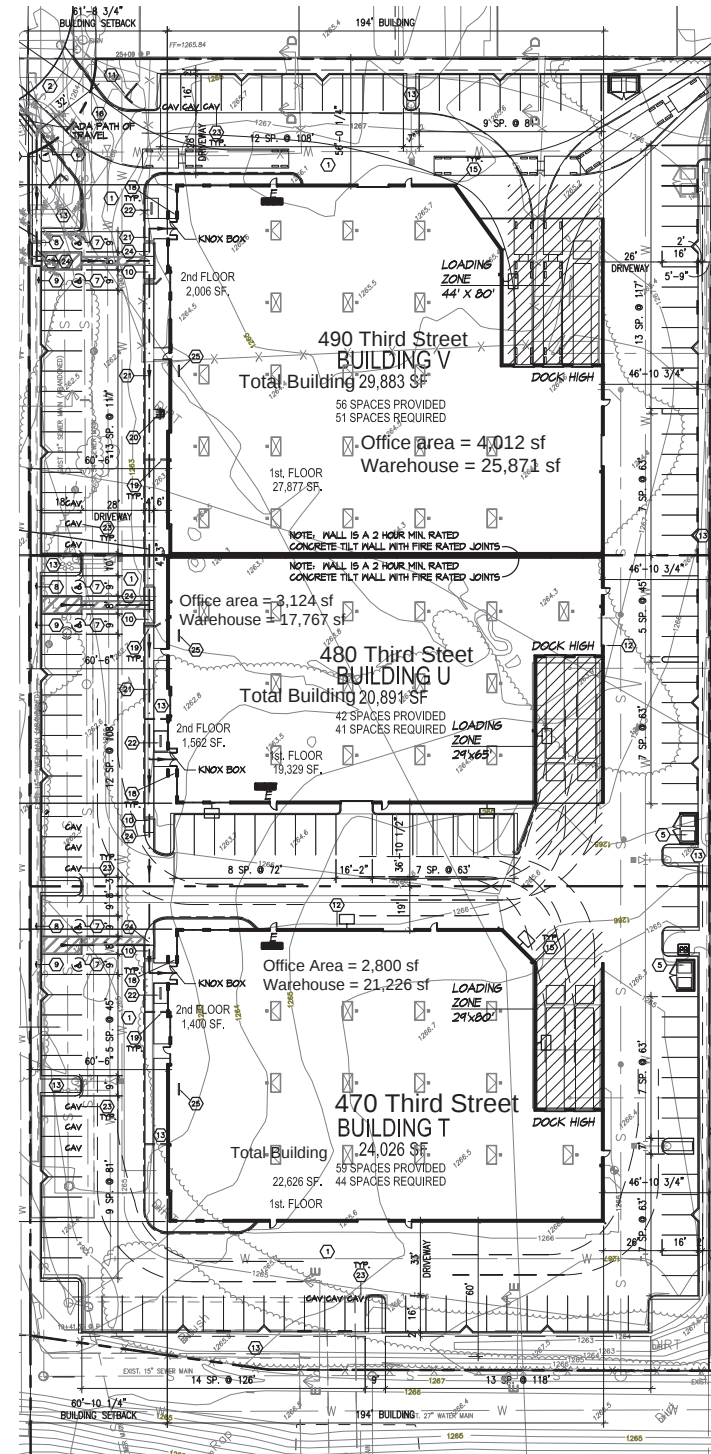
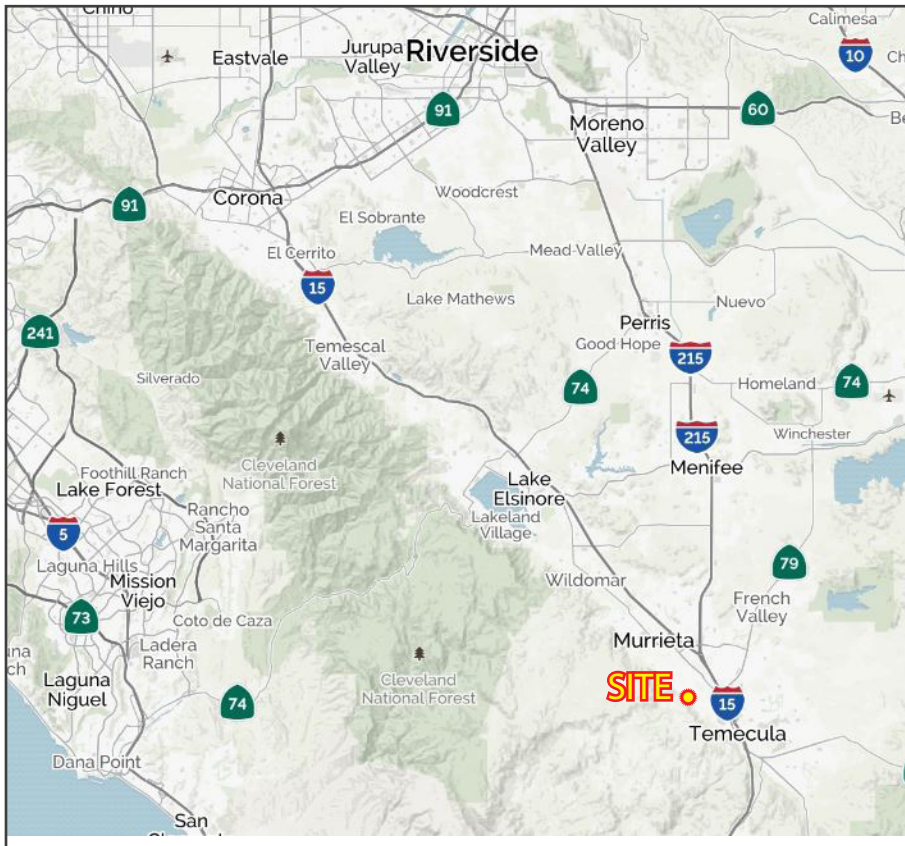
480 & 490 3RD STREET (BUILDINGS U & V)

- $\pm 50,774$ sf industrial building located on 2.55 acres
- $\pm 7,136$ sf office space
- $\pm 3,568$ sf mezzanine office
- 5 dock high loading doors (9' x 10')
- 4 grade level loading doors (14'x 14')
- 98 parking spaces
- Column spacing is 43'-6" min. and 55'-0" max.
- Power – 1,600 amp (expandable to 2,400), 3 phase, 277/480v
- Clear height – 24 'min
- ESFR sprinkler system
- Skylights
- Assignable 5-year contractor's warranty





MAP & SITE PLAN



Retail Neighbors

Costco
Staples
PetSmart
Bed Bath & Beyond
Lowes
Dickey's BBQ
Panda Express
Wendy's
Burger King
Chevron
Mobil
\$0.99 only Store
Subway
Home Depot
Starbucks
Walgreens
Target
IHOP
El Pollo Loco
McDonald's
Big 5
Petco

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