

WAREHOUSE FOR SUBLEASE



\$1.1/SF
GROSS

**32543 CORTDON ROAD, SUITE A
LAKE ELSINORE CA 92530**

- Lease term: 3 years, gross lease, tenants pay utilities
- Lease size: 38910 SF
- Office Space: ±1,534 SF with 4 restrooms
- Fenced Yard: ±19,000 SF of asphalt

- Column Bays: 88' spacing
- Ceiling Height: ±36' median clear height

Doors:

- (1) 14' x 14' ground-level door
- (2) dock-high doors



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- YEAR BUILT: 2005
- POWER SUPPLY: 600 AMPS, 277/480 VOLTS (VERIFICATION REQUIRED)
- FIRE SPRINKLERS: 0.45/3000
- TRUCK ACCESS: EXCELLENT ACCESSIBILITY

WAREHOUSE CLEAR HEIGHT:

- 36' AT CENTER
- 24' MINIMUM



- EQUIPMENT: FORKLIFTS & RACKING (NEGOTIABLE)
- SUBLEASE EXPIRATION: JANUARY 31, 2029

