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## 18650 Collier Ave

14,914 SF of Industrial Space Available in Lake Elsinore, CA



## HIGHLIGHTS

- Closest Industrial Units to Corona (15) Freeway in Lake Elsinore
- Free Surface Parking (Parking Lot Reslurred in 2016)

## FEATURES

Clear Height	20'
Drive-In Bays	11
Exterior Dock Doors	6
Standard Parking Spaces	60

## ALL AVAILABLE SPACES(3)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
5,450 SF	3-10 Years	\$16.80 /SF/YR	Industrial	Partial Build-Out	Now	
7,420 SF	3-10 Years	\$15.60 /SF/YR	Industrial	Partial Build-Out	Now	
2,044 SF	Negotiable	\$16.80 /SF/YR	Industrial	Full Build-Out	Now	

## PROPERTY OVERVIEW

This professionally managed business park offers a tremendous opportunities for industrial businesses to make their mark in Lake Elsinore.

With the closest industrial units to Corona (15) Freeway in Lake Elsinore, tenants and guests alike enjoy easy access to surrounding amenities

## WAREHOUSE FACILITY FACTS

Building Size	43,697 SF
Lot Size	4.75 AC
Year Built	1986
Construction	Reinforced Concrete
Power Supply	Amps: 200 Volts: 120-208 Phase: 3
Zoning	M1, Lake Elsinore

## SELECT TENANTS

FLOOR	TENANT NAME
1st	A Impact
1st	Armando P Loera
1st	Forever Lawn
1st	KDK Pacific Coast Enterprises, LLC

## TRANSPORTATION

### TRANSIT/SUBWAY

Vista Transit Center	 <b>SPRINTER</b>	53 min drive	42.2 mi
Melrose Transit Stop	 <b>SPRINTER</b>	53 min drive	42.8 mi
College Boulevard Transit Stop	 <b>SPRINTER</b>	54 min drive	43.7 mi
Rancho Del Oro Transit Stop	 <b>SPRINTER</b>	56 min drive	44.6 mi
El Camino Real Transit Stop	 <b>SPRINTER</b>	57 min drive	45.5 mi

### COMMUTER RAIL

North Main Corona Commuter Rail (Inland Empire-Orange County, 91 Lines)	 	27 min drive	21.7 mi
Riverside-La Sierra Commuter Rail (Inland Empire-Orange County, 91 Lines)	 	31 min drive	24.9 mi
Riverside-Downtown Commuter Rail (Riverside, Inland Empire-Orange County, 91 Lines)	 	39 min drive	27.8 mi
West Corona Commuter Rail (Inland Empire-Orange County, 91 Lines)	 	30 min drive	24.4 mi
Laguna Niguel/Mission Viejo Commuter Rail (Orange County, Inland Empire-Orange County Lines)	 	56 min drive	37.0 mi

## AIRPORT

Ontario International Airport	44 min drive	35.8 mi
John Wayne Airport	59 min drive	49.4 mi

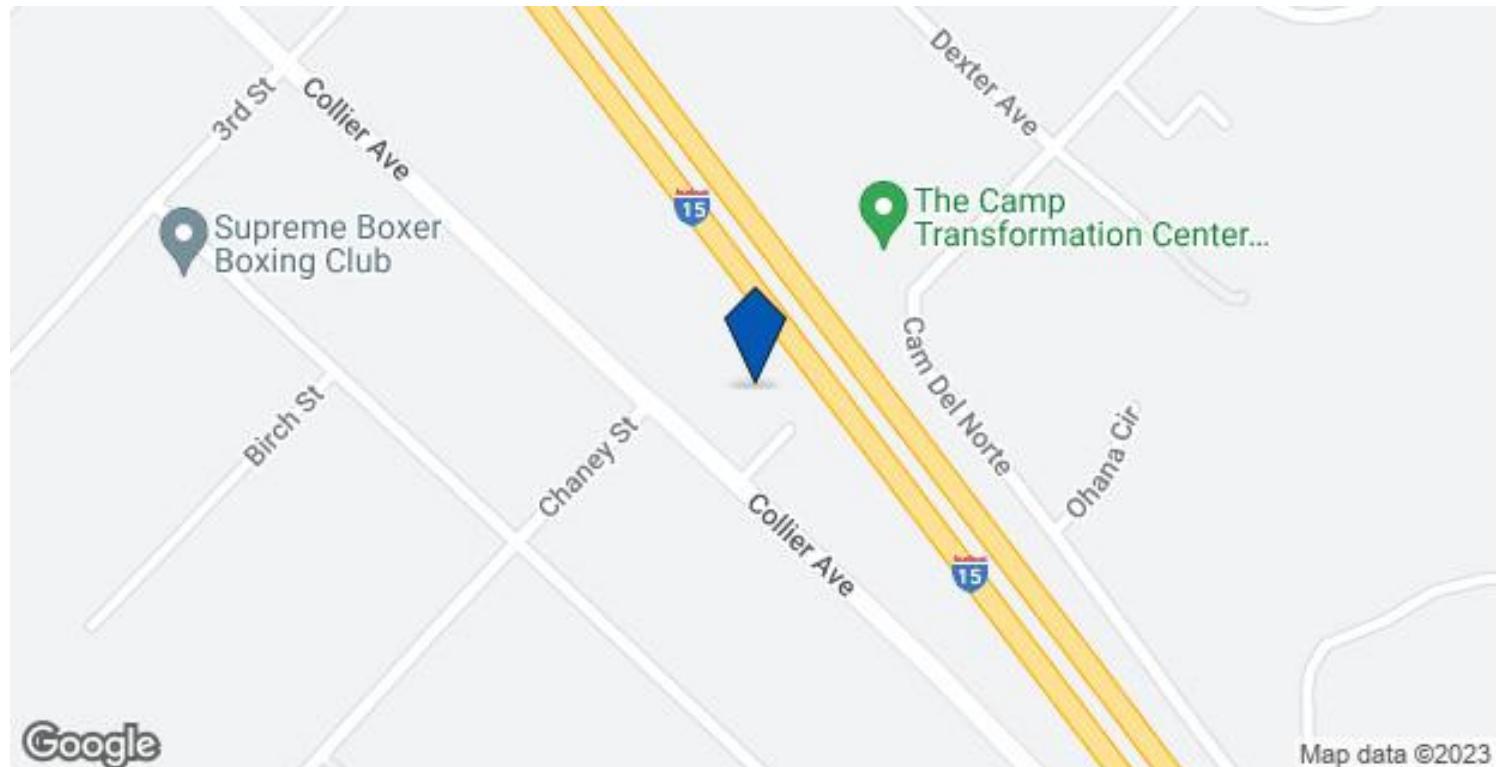
## FREIGHT PORT

Port of Long Beach	80 min drive	63.4 mi
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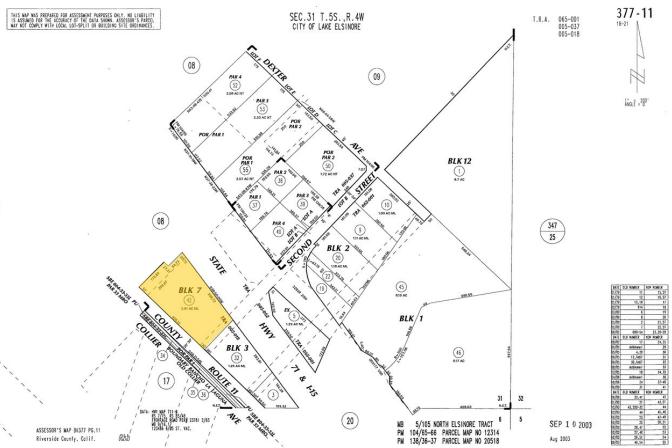
## RAILROAD

NATIONAL DISTRIBUTION CENTERS-CORONA-CA	28 min drive	23.5 mi
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## MAP OF 18650 COLLIER AVE LAKE ELSINORE, CA 92530



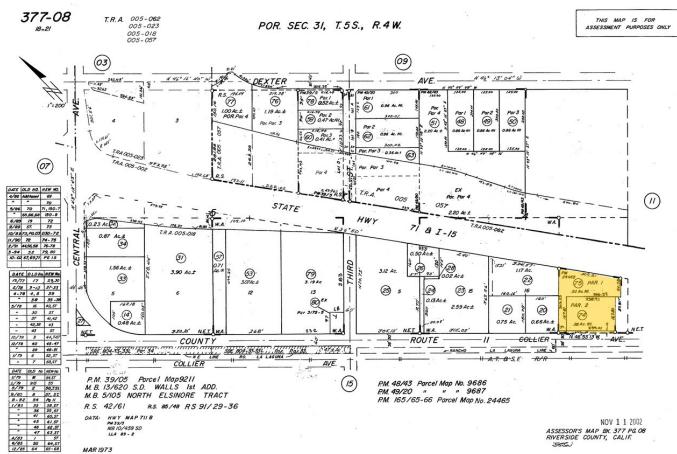
## ADDITIONAL PHOTOS



Plat Map



Building Photo



Plat Map

**Listing ID:** 22444811

**Date Created:** 9/6/2023

**Last Updated:** 9/7/2023

**Address:** 18650 Collier Ave, Lake Elsinore, CA



Building Photo

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