

25000 Trumble Rd

Menifee, CA

For Sale

3.7 Acres Entitled Industrial Site
Development Opportunity

Build-To-Suit For Sale or Lease

Approved \pm 58,924 SF
Industrial Building

Sharon Wortmann

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Lic# 01420298



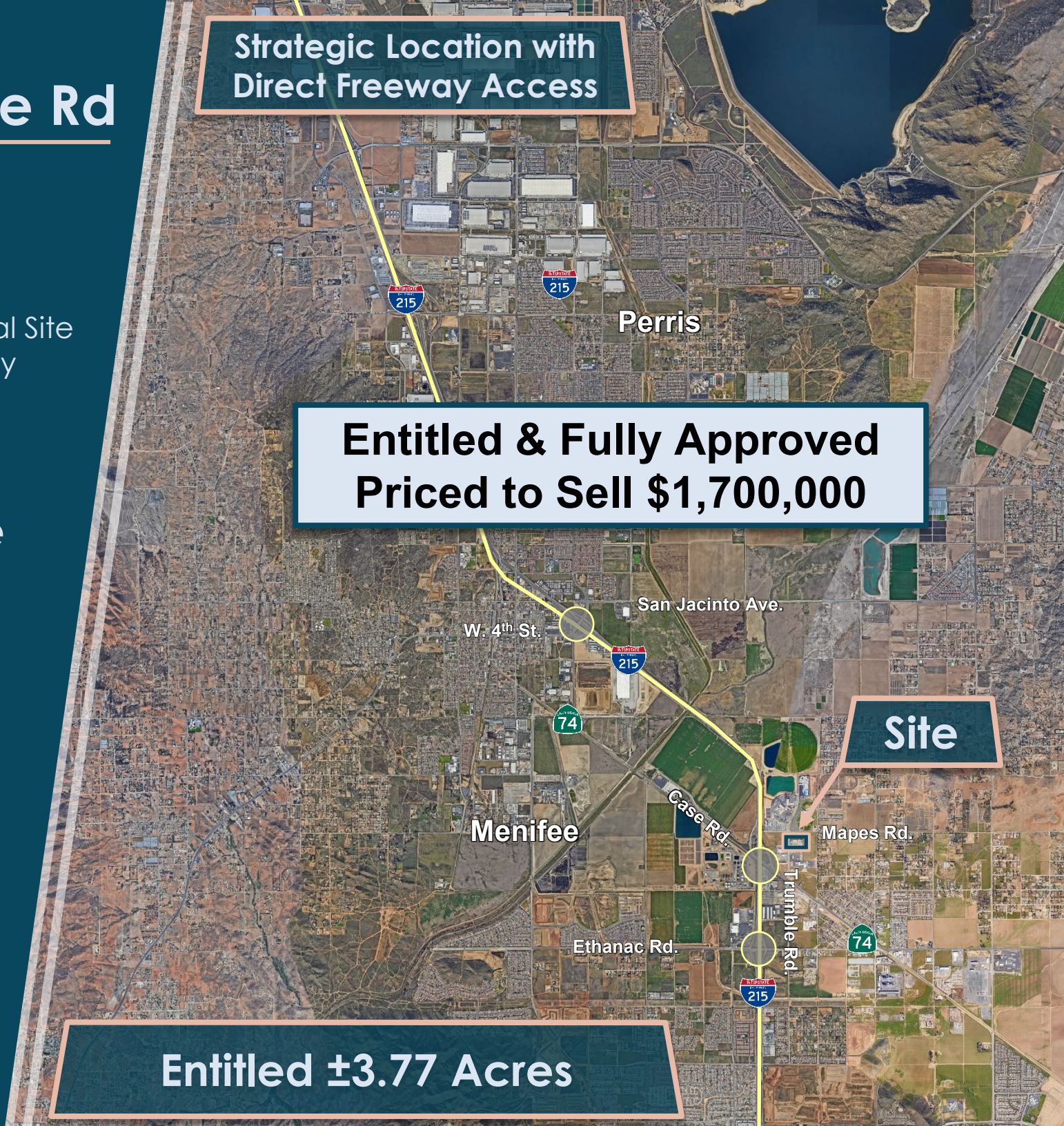
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Strategic Location with
Direct Freeway Access

Entitled & Fully Approved
Priced to Sell \$1,700,000

Entitled \pm 3.77 Acres

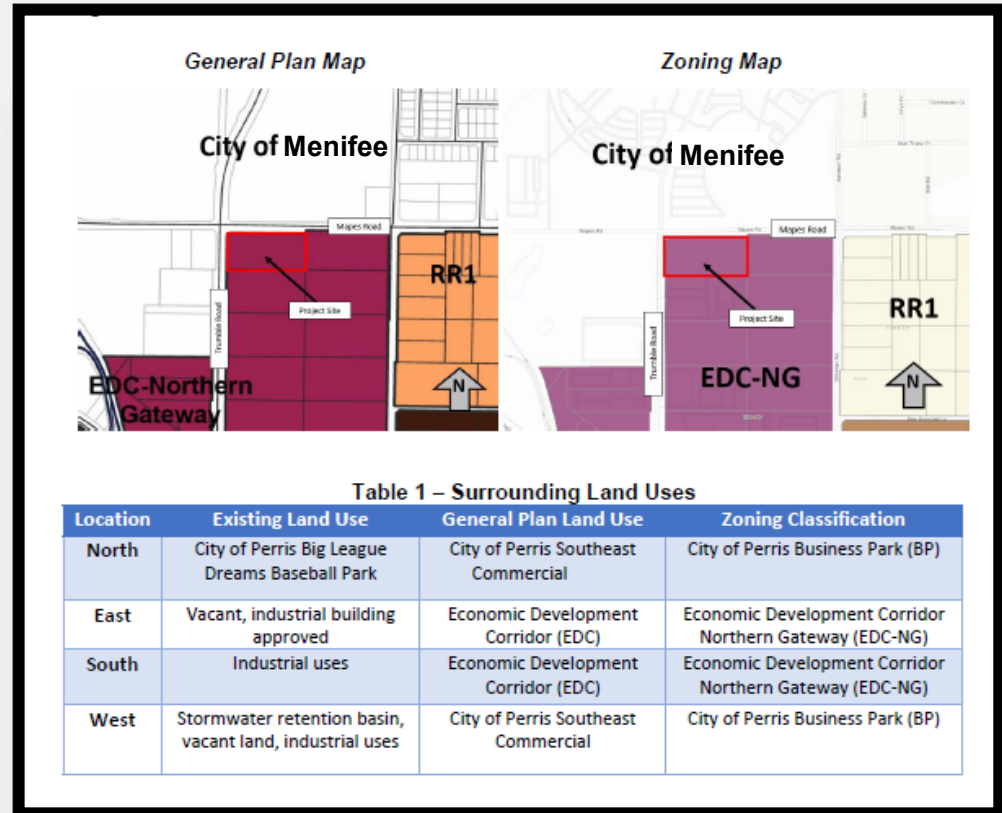
Site



PROJECT OVERVIEW

Address	25000 Trumble Road Menifee, CA
Directional Location	Southeast Corner of Mapes Road and Trumble Road, Menifee, CA
APN	329-030-062
Parcel Size	±3.77 Acres
Zoning	Economic Development Corridor – North Gateway
Jurisdiction	City of Menifee
Location Highlights	Less than 1 mile from Interstate 215 Freeway providing immediate access to I-15 and I-10, along with six other major freeways that link to 11 Western States.
Approved Site Plan	±58,924 SF Industrial Warehouse Building; ±5,266 SF Office, 5,274 SF Employee Lounge Area; 374 SF 1 st Floor Locker Room area.

Detailed Building and Entitlement information available upon request



APPROVED SITE PLAN

PROJECT DESCRIPTION

FACTORY AREA = 47,688 SQ. FT.
 ADD ELECTRIC ROOM = 149 SQ. FT. = 49,005 SQ. FT.
 ADD RECEIVING AREA = 124 SQ. FT.

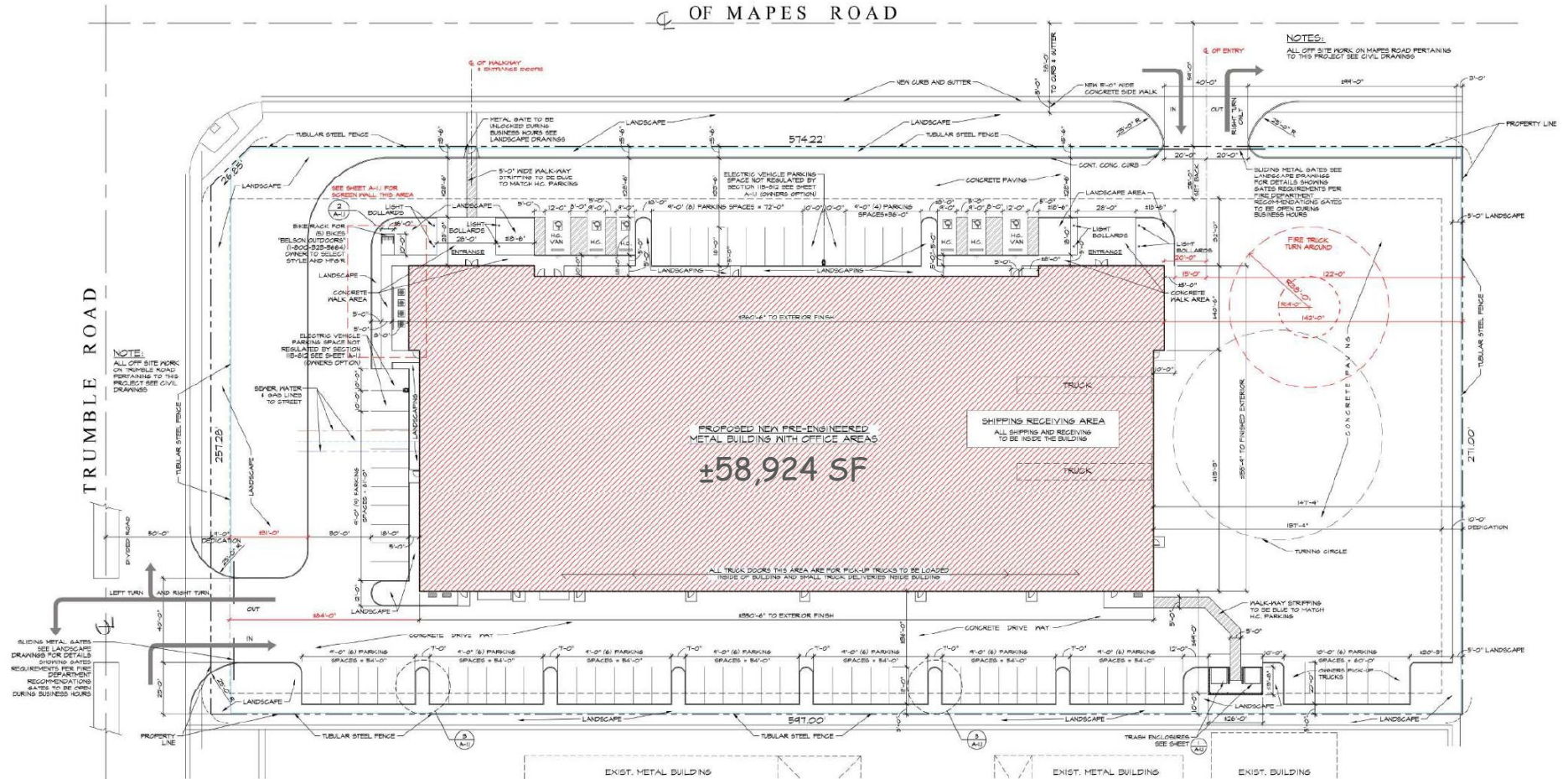
MAIN ENTRANCE & OFFICE
 AREA 1ST FLOOR = 2,633 SQ. FT.
 AREA 2ND FLOOR = 2,635 SQ. FT.

EMPLOYEE LOUNGE AREA 1ST FLOOR = 2,669 SQ. FT. = 5,274 SQ. FT.
 (INCLUDE SPRINKLER ROOM)
 2ND FLOOR = 2,605 SQ. FT.

1ST FLOOR LOCKER ROOM AREA = 574 SQ. FT.

TOTAL SQ. FOOTAGE = 58,924 SQ. FT.
 OF THE BUILDING
 WITH INTERIOR

OF MAPES ROAD



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 25000 Trumble Road
 Menifee, CA

Please note the above plan is only intended to be conceptual in nature

RENDERING



MENIFEE ADVANTAGE

FASTEST

Growing City in the Inland Empire (Smart Asset)

B2B HUB

Minutes From the Thriving Business Hub of South Perris

LABOR

Incredible Labor Environment with Large Resident Worker Growth Patterns

20 MILLION

Customers within 1-Hour Drive from Project

ACCESS

Immediate Access to I-215 Freeway Linking to 11 Western States

30 Minutes

BNSF Intermodal Yard

40 Minutes

Union Pacific Intermodal Yard

45 Minutes

Ontario International Airport

1 Hr 30 Minutes

Ports of Los Angeles and Long Beach

STRATEGIC LOCATION



Fully Entitled and Approved

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