

FOR SALE | OWNER/USER OPPORTUNITY

72,835 SF

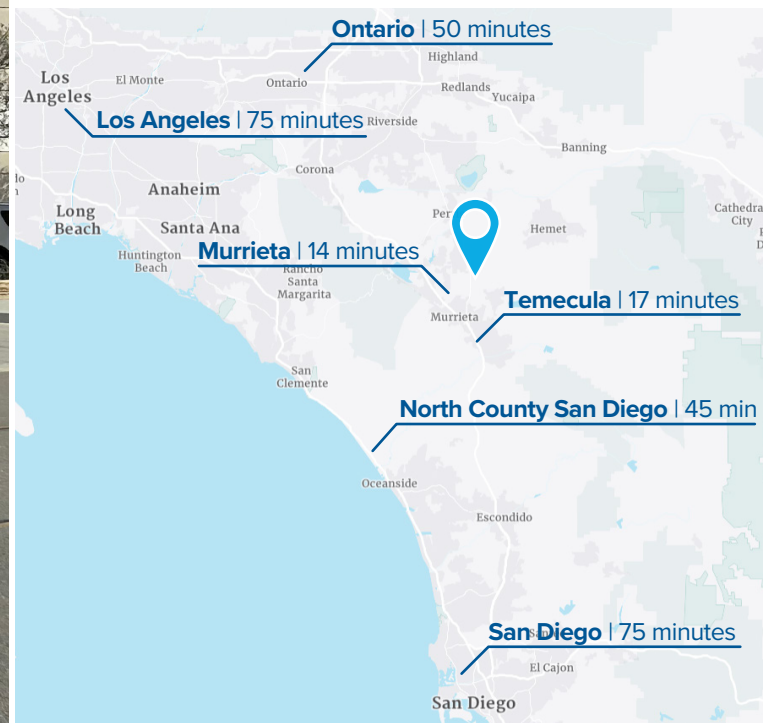
33380 ZEIDERS ROAD | MENIFEE, CA



PROPERTY HIGHLIGHTS

Acres	5.23	Auto Parking Spaces	109
Clear Height	24'	Power	2,050 amps 277/480 V
Dock-High Doors	20	Sprinkler	.37/3,000 SF
Office Space SF	±9%	Truck Court	170'
Ground Level Doors	6		

CONTACT BROKER FOR PRICING



SCOTT ROAD
COMMERCE CENTER

JUPITER

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New Industrial Development

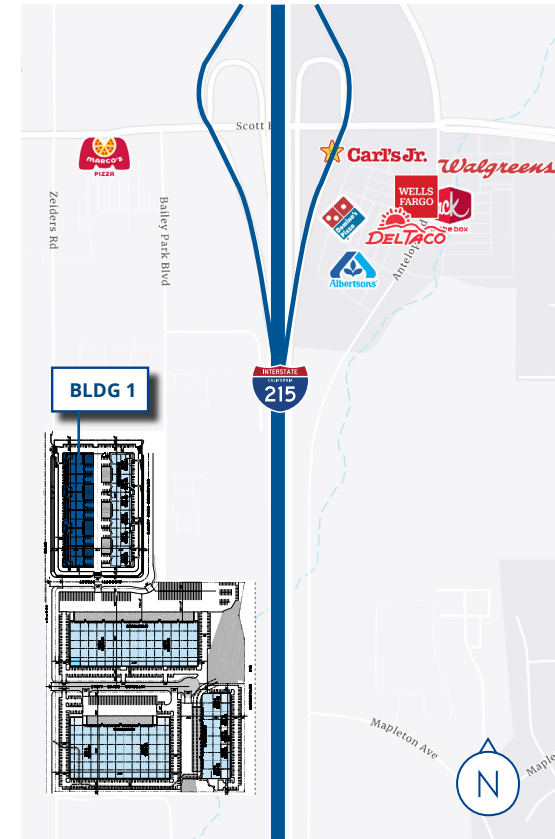
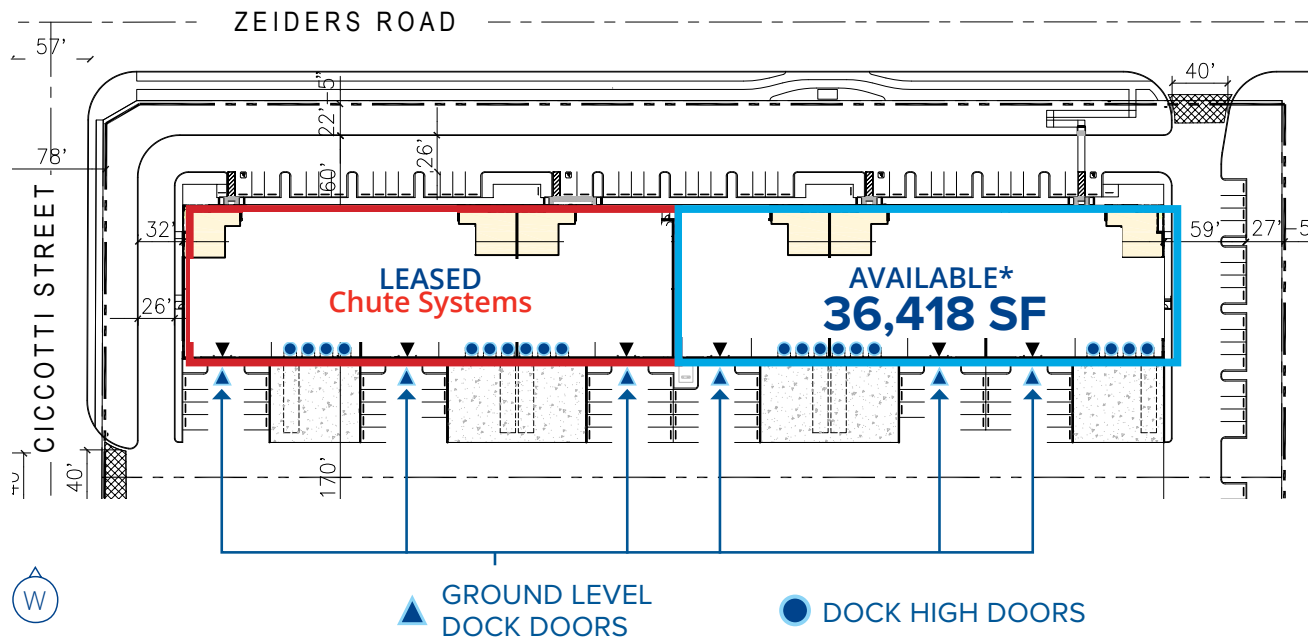
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JUPITER

33380 Zeiders Road is a rare opportunity to own a Class A Industrial Facility in the City of Menifee. The building was built in 2018 and has 20 dock high doors, 6 GL Doors, heavy power, and 24' clear height. This is an excellent opportunity for an owner user to utilize SBA financing and occupy 51% of the building while getting rental income on the other 49% of the building which is leased through January of 2025. The building is conveniently located minutes off the I-215 Freeway near residential and numerous retail amenities.

***AVAILABLE NOVEMBER 2023**



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BLDG 1 | 72,835 SF

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JUPITER

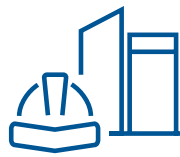
CITY OF MENIFEE

Menifee is located in Riverside County, 25 miles south of the city of Riverside and 45 miles north of San Diego County. The city has excellent access to surrounding submarkets, as well as large metropolitan areas such as Los Angeles, via I-215 and I-15. With millions of square feet of commercial and industrial space in development and an abundance of new housing developments, Menifee and the Inland Empire has become a hot spot for company expansions.



1.7M SF

Commerical
Development



260

Active Development
Projects



15M SF

Industrial
Development



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