

SCOTT ROAD COMMERCE CENTER

BUILDINGS 1 AND 2

MENIFEE, CALIFORNIA

FOR LEASE OR SALE



BUILDING 1 (2018)

33380 Zeiders Road

72,835 S.F. — Divisible
LEASED



BUILDING 2 (2022)

33360 Zeiders Road

84,312 S.F. — Divisible
13,000 — 15,000 S.F. Units

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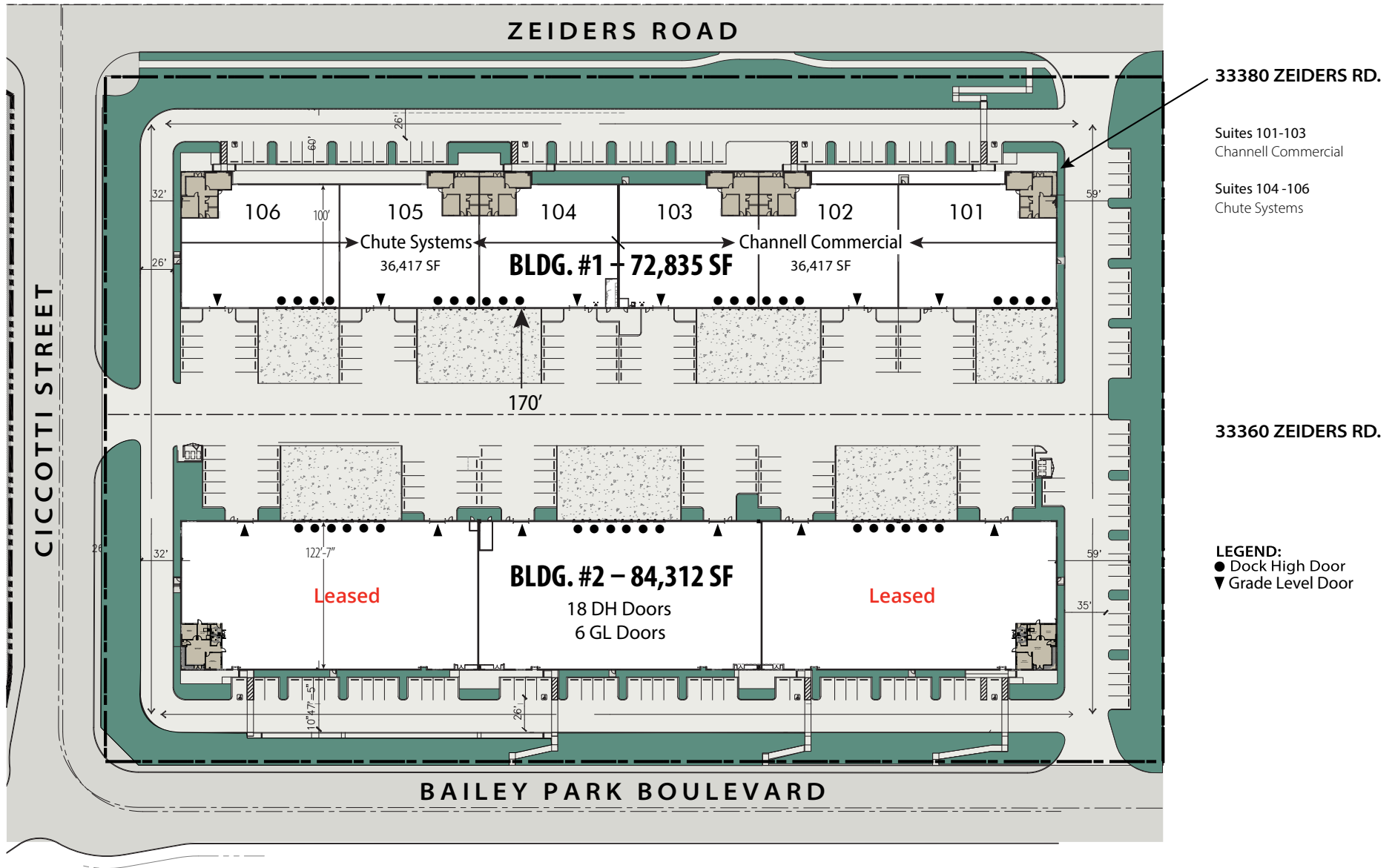
BUILDING SPECIFICATIONS

BUILDING #	S.F.	Unit Sizes	Acres	Clear Height	Dock-High Doors	Office Space SF	Grade Level Doors	Parking	Power	Gas	Sprinkler
1 33380 Zeiders Rd. LEASED	72,835	36,417	5.23	24'	20	± 9%	6	109	4,000 Amps 277/480V	Yes	.37/3,000 SF
2 33360 Zeiders Rd.	84,312	13,432 -26,864	5.36	24'	18	± 9%	6	122	2,000 Amps 277/480V	Yes	.80/2,000 SF *

*Allows a variety of high pile storage options

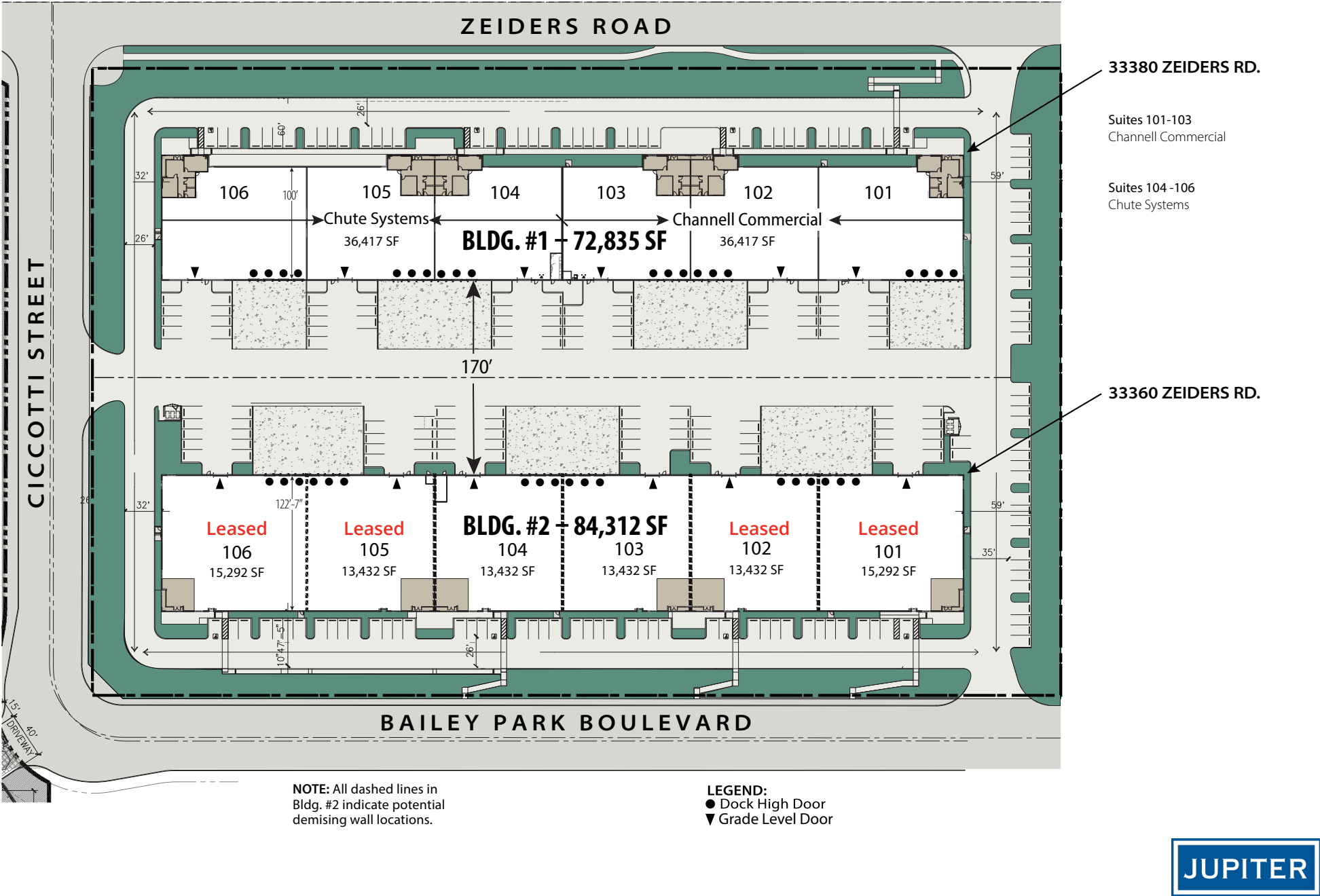
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SITE PLAN



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PROPOSED DIVISIBILITY PLAN



SCOTT ROAD COMMERCE CENTER



High Image Buildings

with Dock High and Grade Level Loading

Direct Access

off of Scott Road Interchange

Easy Access

to North San Diego County, the
Temecula Valley and Riverside County

For further information contact:



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Drive Times

Murrieta | 14 minutes

Temecula | 17 minutes

North County San Diego | 45 minutes

Ontario | 50 minutes

Los Angeles | 75 minutes

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