FOR LEASE OR SALE

New Industrial Development

73,000 - 230,000 SF

DIRECT ACCESS OFF THE SCOTT ROAD INTERCHANGE AT THE 215 FREEWAY
LOCATED IN THE BUSINESS FRIENDLY CITY OF MENIFEE

Ideally situated to serve North San Diego County, the Temecula Valley and Southern Riverside County

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt the accuracy of this information neither Owner or Broker guarantees it. Owner reserves the right to make design changes in accordance with final permitting requirements. Terms of sale or lease and availability are subject to change or withdrawal without notice

SCOTT ROAD
COMMERCE CENTER

JUPITER

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New Industrial Development

PROPERTY OVERVIEW

New Buildings Coming
5 intelligently designed buildings totaling 703K SF

State of the Art Features
High image design, significant flexibility, generous clear height, abundant trailer parking

Vibrant South Menifee Location
1.2 miles south of Scott Road Exit

Excellent Access
6 miles north of I-215 / I-15 Interchange

Close Proximity
North San Diego, Riverside/Ontario and Long Beach / Los Angeles Ports

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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SITE PLAN

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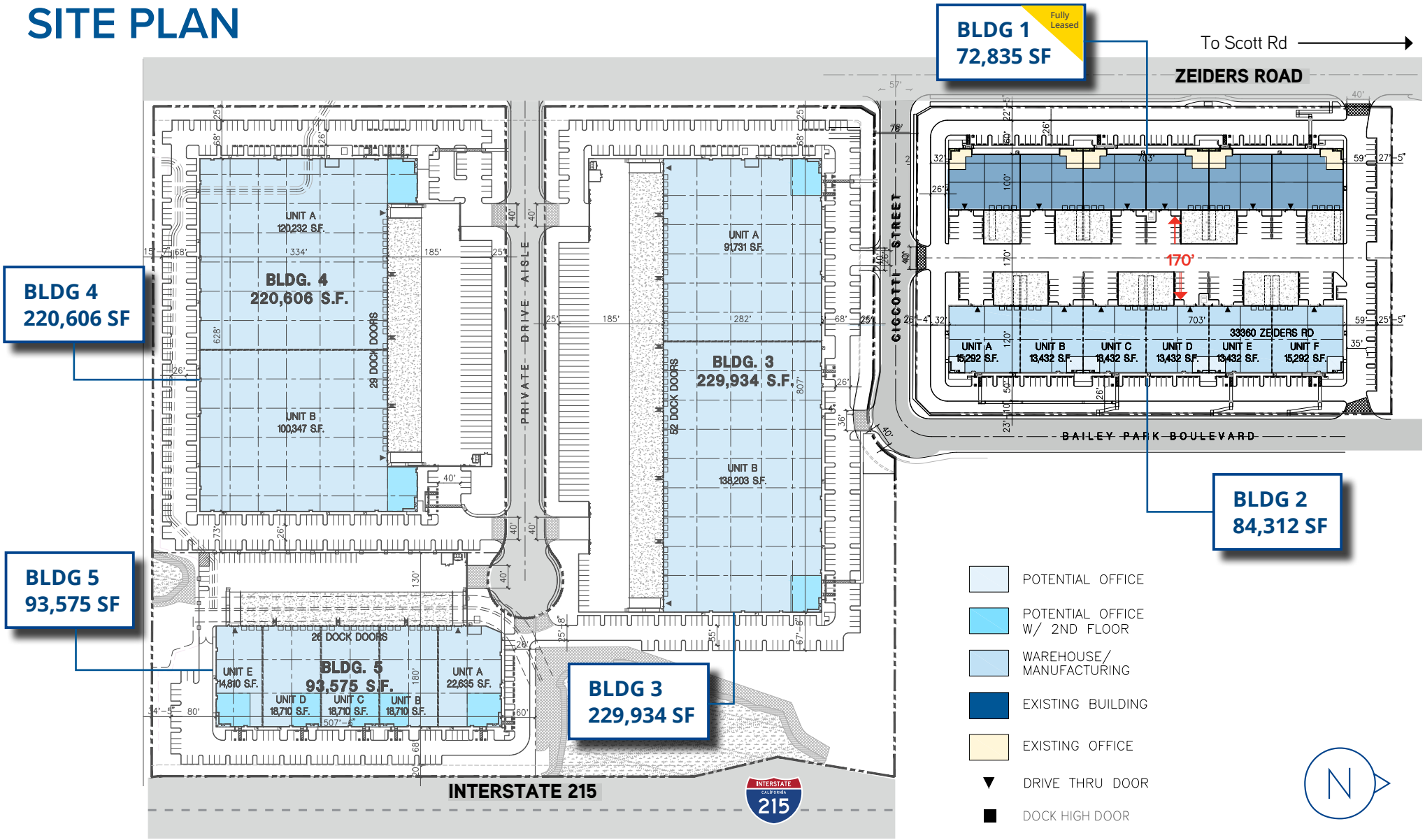

Bldgs 3,4,5
1Q 2023 (tentative delivery)

Bldgs 1 & 2
Bldg 1 - Fully leased
Bldg 2 - 2Q 2022 (est. completion)

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JUPITER

BLDG 1 | 72,835 SF

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

BLDG 2 | 84,312 SF

Acres	5.36
Clear Height	24′
Dock-High Doors	18
Office Space SF	±9%
Ground Level Doors	6
Auto Parking Spaces	122
Power	2,000 amps 277/480 V
Sprinkler	.80/2,000 SF
Truck Court	170′

BLDG 3 | 229,934 SF

Acres	16.40
Clear Height	36′
Dock-High Doors	52
Office Space SF	3,500
Trailer Parking Spaces	112
Auto Parking Spaces	268
Power	2,000 amps 277/480 V *w/ 4,000 amp UGPS*
Sprinkler	ESFR
Truck Court	185′ - 190′
Secured Yard	Yes

BLDG 4 | 220,606 SF

Acres	11.43
Clear Height	36′
Dock-High Doors	29
Office Space SF	3,500
Trailer Parking Spaces	42
Auto Parking Spaces	303
Power	2,000 amps 277/480 V *w/ 4,000 amp UGPS*
Sprinkler	ESFR
Truck Court	185′
Secured Yard	Yes

BLDG 5 | 93,575 SF

Acres	6.03
Clear Height	32′
Dock-High Doors	27
Office Space SF	10%
Trailer Parking Spaces	N/A
Auto Parking Spaces	132
Power	1,600 amps 277/480 V
Sprinkler	ESFR
Truck Court	130′
Secured Yard	Yes

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES