

FOR LEASE: 26035 PALOMAR ROAD, UNIT B MENIFEE, CA

±16,000 SF INDUSTRIAL UNIT WITH YARD



**CLICK HERE TO VIEW
A TOUR OF THE PROPERTY**

**ALSO FOR SALE WITH
FIXED INCOME IN PLAY**

**UNIT B:
±16,000 SF
AVAILABLE FOR LEASE**



PROPERTY INFORMATION:

- ±16,000 SF UNIT WITH YARD
- ±4,110 SF "BONUS" STORAGE MEZZANINE
- TWO GL ROLL UP DOORS (20' x 14')
- POWER: 1,000 AMPS | 120/208v (Verify)
- CLEAR HEIGHT: 15'-17'
- INSULATED WAREHOUSE
- SPRINKLERED
- AVAILABLE NOW

**LEASE RATE:
\$1.25 PSF/MONTH MG**

CONNOR STRODE
951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

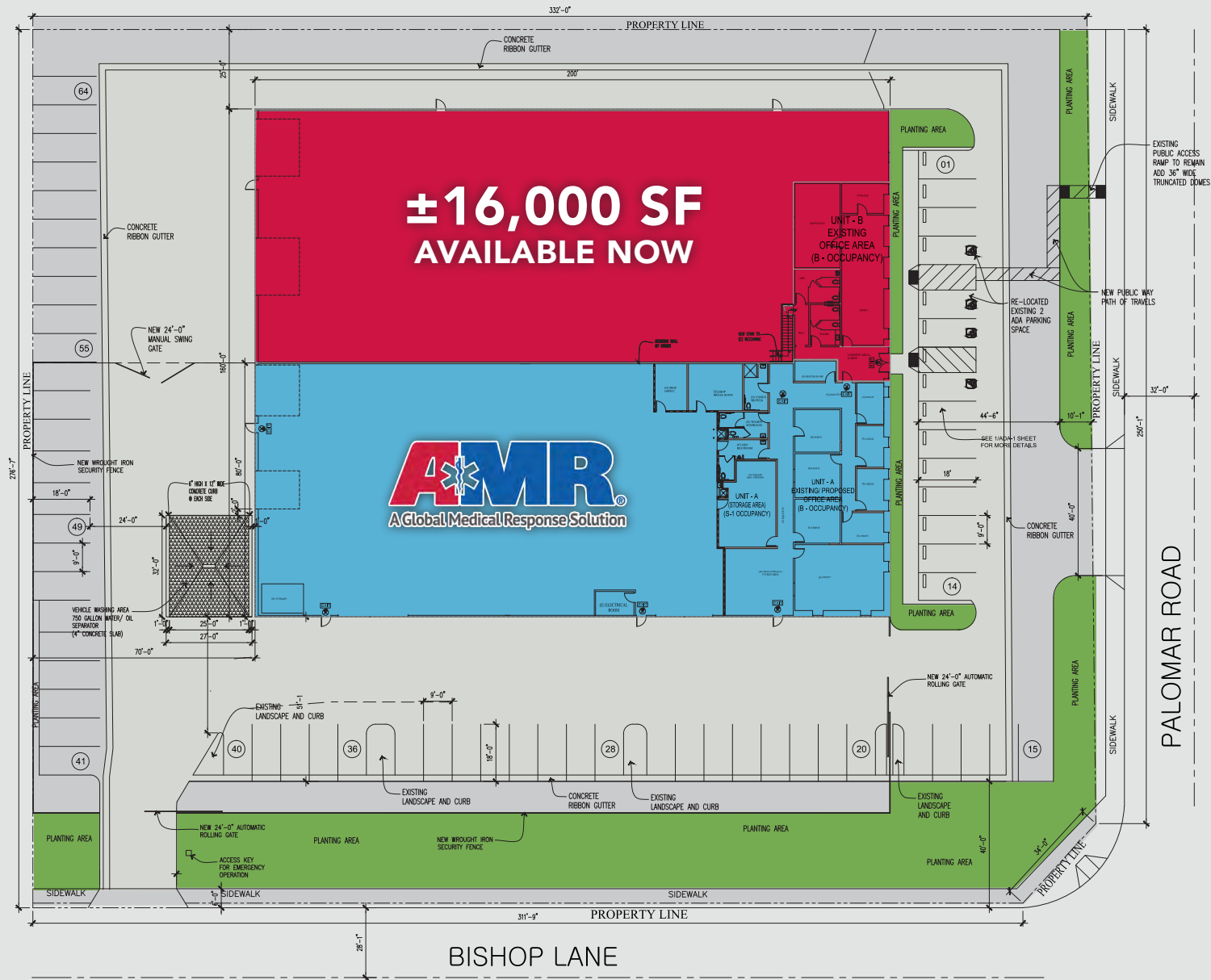
GORDON MIZE
951.445.4504
gmize@leetemecula.com
DRE#: 01275376

MICHAEL W. STRODE, MBA, CCIM, SIOR
951.445.4508
mstrode@leetemecula.com
DRE#00798900

BEN WELLER
951.445.4561
bweller@leetemecula.com
DRE#: 02254521

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

SITE PLAN



CONNOR STRODE
951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

GORDON MIZE
951.445.4504
gmize@leetemecula.com
DRE#: 01275376

MICHAEL W. STRODE, MBA, CCIM, SIOR
951.445.4508
mstrode@leetemecula.com
DRE#00798900

BEN WELLER
951.445.4561
bweller@leetemecula.com
DRE#: 02254521

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055



CONNOR STRODE
951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

GORDON MIZE
951.445.4504
gmize@leetemecula.com
DRE#: 01275376

MICHAEL W. STRODE, MBA, CCIM, SIOR
951.445.4508
mstrode@leetemecula.com
DRE#00798900

BEN WELLER
951.445.4561
bweller@leetemecula.com
DRE#: 02254521

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

UNIT B: PHOTOS



CONNOR STRODE
951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

GORDON MIZE
951.445.4504
gmize@leetemecula.com
DRE#: 01275376

MICHAEL W. STRODE, MBA, CCIM, SIOR
951.445.4508
mstrode@leetemecula.com
DRE#00798900

BEN WELLER
951.445.4561
bweller@leetemecula.com
DRE#: 02254521

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

SBA OWNER USER LEASE VS. BUY ANALYSIS

26035 PALOMAR ROAD, MENIFEE, CA 92585
PROPERTY SIZE: 32,000 SQUARE FEET

FOR MORE INFORMATION, PLEASE CONTACT
LISA MATTA
951.400.2213 / LISA@BFCFUNDING.COM



• OWN •

PURCHASE ASSUMPTIONS:

	Per sqft	Total
Purchase Price	\$178.00	\$5,700,000
SBA Fees (Financed)		\$67,000
Total Project Cost		\$5,767,000

START-UP COSTS

Cash down payment (10%)	\$570,000
-------------------------	-----------

MONTHLY COSTS

		Amount
Monthly Payment	\$1.08	\$34,523
Property Taxes	\$0.19	\$6,128
Insurance	\$0.02	\$570
Total Monthly Costs	\$1.29	\$41,221

MONTHLY OWNERSHIP BENEFITS (estimate)

		Amount
Monthly Depreciation	\$0.12	\$3,897
Property Tax Benefit	\$0.08	\$2,451
Interest Deduction	\$0.18	5,680
Average Appreciation (2%)	\$0.30	\$9,500
Rental Income (Suite A, 16,000 SF)	\$1.15	\$18,415
Total Ownership Benefits	\$1.82	\$39,943

TOTAL EFFECTIVE MONTHLY COST

\$1,278

• LEASE •

LEASE ASSUMPTIONS:

	Per sqft	
Lease rate per square foot per month	\$1.30	
Lease rate per month (suite B, 16,000 SF)		\$20,800

START-UP COSTS

Prepaid lease payment and security deposit	\$41,600
--	----------

MONTHLY COSTS

		Amount
Lease payment	\$1.30	\$20,800
TI Amortization	\$0.07	\$1,135
Total Monthly Costs	\$1.37	\$21,935

MONTHLY LEASE BENEFITS

Rent Deduction Tax Savings	\$8,774
Total Lease Benefits	\$8,774

TOTAL EFFECTIVE MONTHLY COST

\$13,161

The financial figures presented in this Lease vs. Buy comparison are for illustrative purposes only and are based on estimated assumptions. Actual results may vary. Prospective buyers are strongly encouraged to consult with their tax advisor or financial professional for personalized guidance

CONNOR STRODE
951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

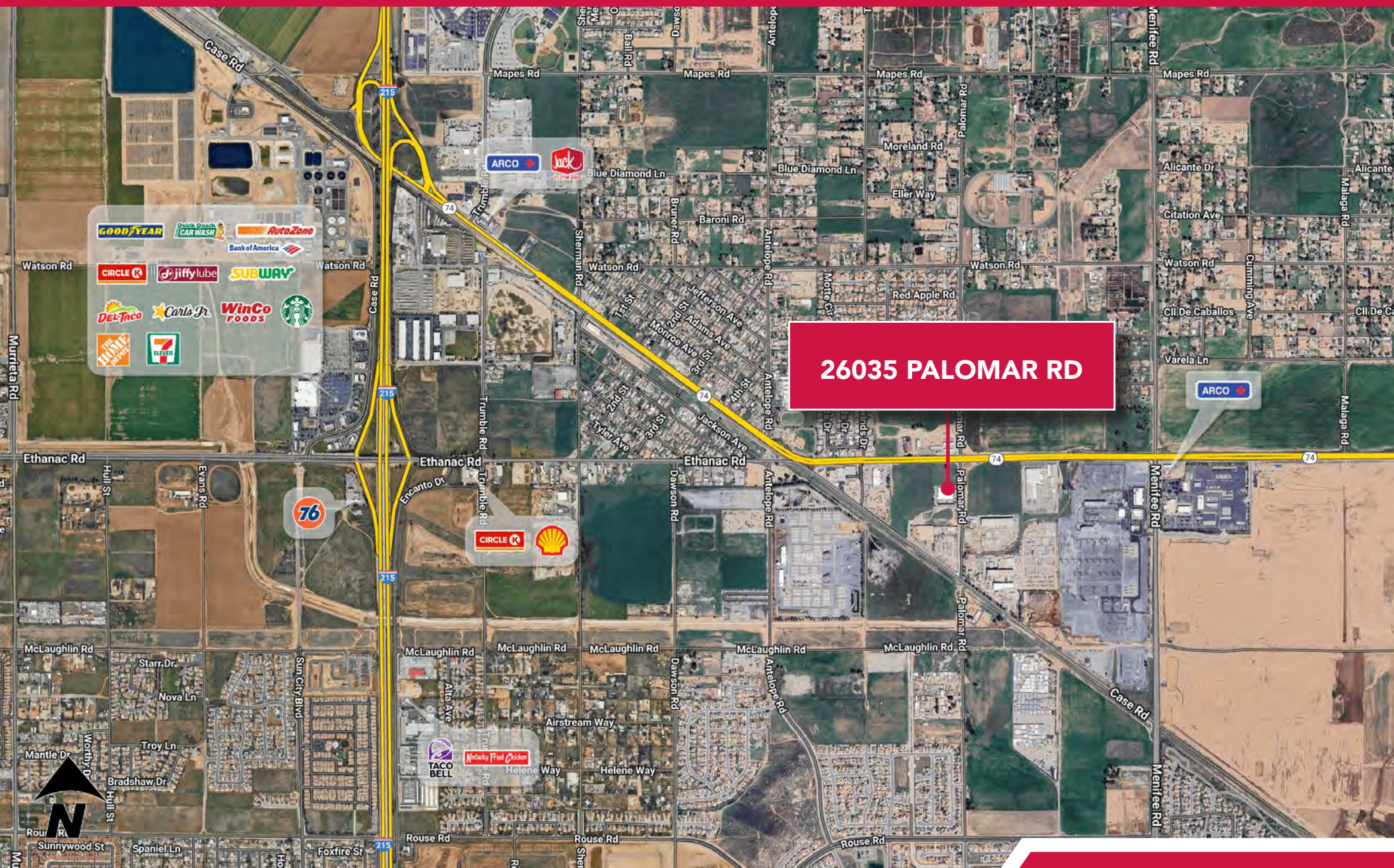
GORDON MIZE
951.445.4504
gmize@leetemecula.com
DRE#: 01275376

MICHAEL W. STRODE, MBA, CCIM, SIOR
951.445.4508
mstrode@leetemecula.com
DRE#00798900

BEN WELLER
951.445.4561
bweller@leetemecula.com
DRE#: 02254521

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055



CONNOR STRODE
 951.445.4529
 cstrode@leetemecula.com
 DRE#: 02170137

GORDON MIZE
 951.445.4504
 gmize@leetemecula.com
 DRE#: 01275376

MICHAEL W. STRODE, MBA, CCIM, SIOR
 951.445.4508
 mstrode@leetemecula.com
 DRE#00798900

BEN WELLER
 951.445.4561
 bweller@leetemecula.com
 DRE#: 02254521

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
 Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055