

FOR LEASE

±7,609 SF INDUSTRIAL // SHOWROOM

# INTERSTATE BUSINESS PARK

36625 KEVIN RD. // SUITE 140-141 | WILDOMAR, CA



KEVIN RD.



**WHITAKER**  
FACILITIES

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## PROPERTY FEATURES

- ±229,410 SF, Four Building Business Park
- Professionally Owned and Managed by Whitaker Facilities Corporation
- Long-Term Ownership with Extensive Local Portfolio, Stable Operating Expenses, and Highly Responsive Property Management
- Outstanding I-15 Freeway Frontage & Visibility
- 160,000 Cars per Day (I-15 & Clinton Keith Rd.)
- Dock High Loading on Buildings B, C & part of D and Ground Level Loading on all Suites
- Upgraded Power (200 – 1,600 Amps)
- Upgraded Offices
- 21' to 27' Warehouse Clear Height
- 180' Truck Court
- M-SC (Manufacturing/ Service Commercial) [Click Here to Learn More](#)
- ESFR Fire Sprinkler System

**SCOTT STEWART**

951.445.4514

sstewart@leetemecula.com

DRE #01342575



**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 | DRE# 01048055



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# AVAILABILITY

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### 24335 PRIELIPP ROAD - BUILDING A

SUITE	BLDG	SQ. FT.	POWER	GRADE LEVEL LOADING	W/H CLEAR HEIGHT	BUILD-OUT	\$/SF/MONTH (NNN*)
100% LEASED							

### 36625 KEVIN ROAD - BUILDING D

SUITE	BLDG	SQ. FT.	POWER	DOCK HIGH LOADING	W/H CLEAR HEIGHT	BUILD-OUT	\$/SF/MONTH (NNN*)
140-141	D	7,609 SF	200A 120/208 power	2	27'	3 private offices and 2 restrooms	\$1.15 NNN

### 24305 PRIELIPP ROAD - BUILDING B

SUITE	BLDG	SQ. FT.	POWER	GRADE LEVEL LOADING	DOCK HIGH LOADING	W/H CLEAR HEIGHT	BUILD-OUT	\$/SF/MONTH (NNN*)
100% LEASED								

### 36595 KEVIN ROAD - BUILDING C

SUITE	BLDG	SQ. FT.	POWER	GRADE LEVEL LOADING	W/H CLEAR HEIGHT	BUILD-OUT	\$/SF/MONTH (NNN*)
100% LEASED							

# FLOORPLAN

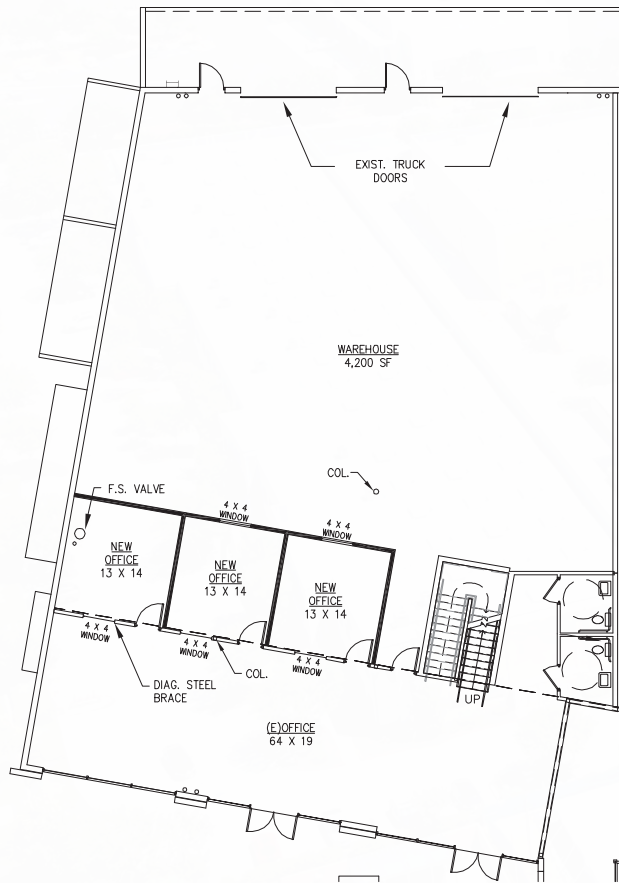
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## INTERSTATE BUSINESS PARK

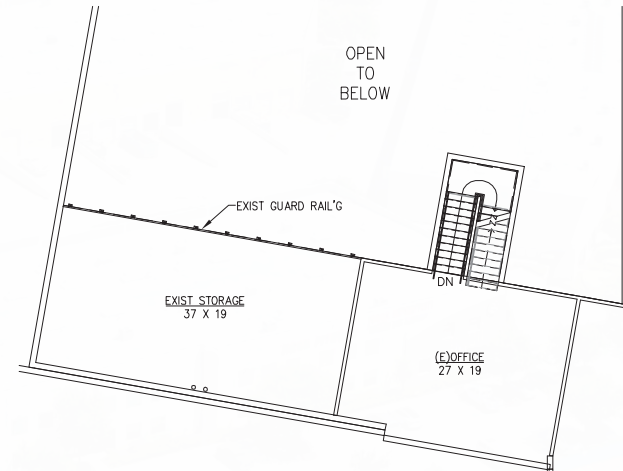
36625 KEVIN RD. // SUITE 140-141 | WILDOMAR, CA

## 36625 KEVIN ROAD - BUILDING D

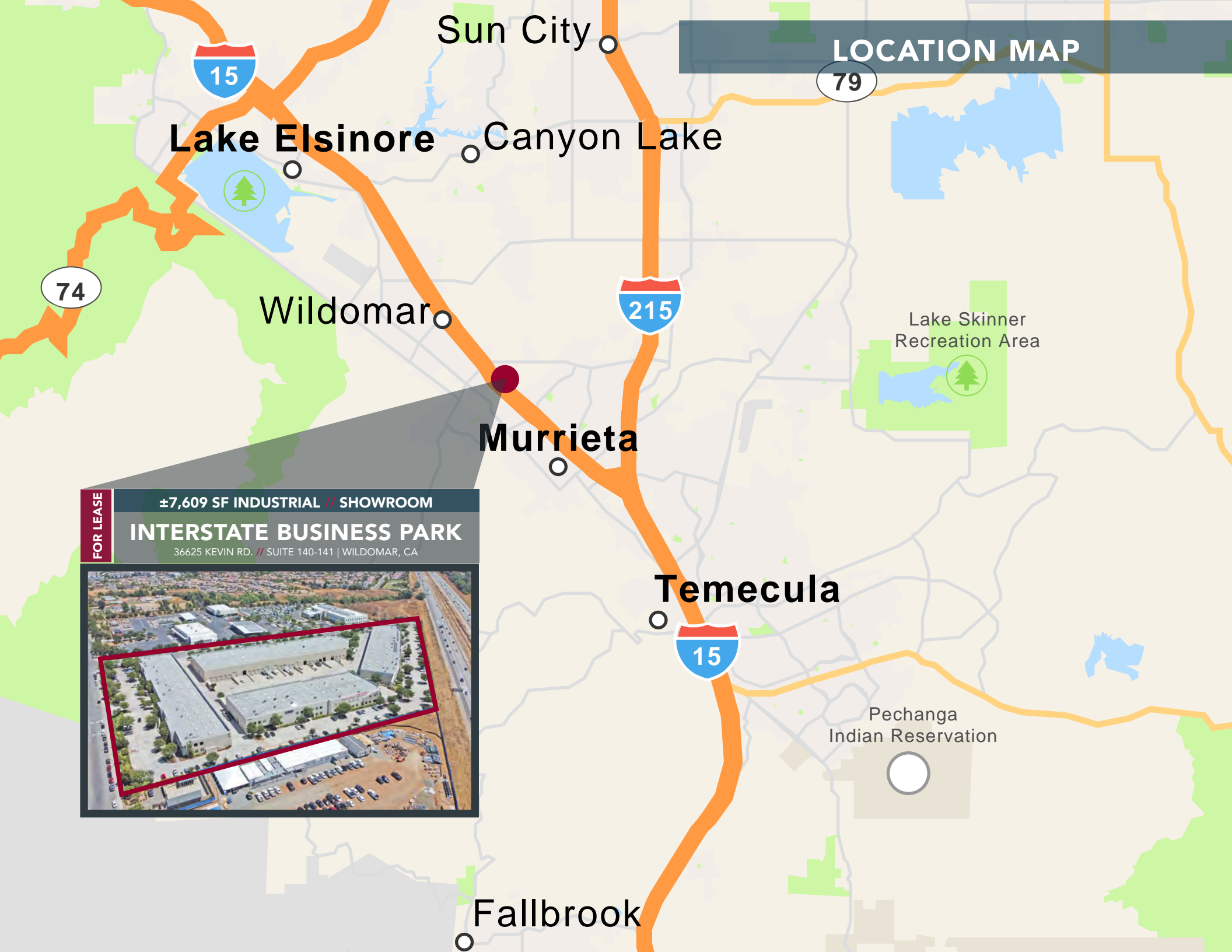
### 1ST FLOOR



### 2ND FLOOR



**LOCATION MAP**



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