

THE LAKE COMMERCENTER

18421 COLLIER AVENUE, LAKE ELSINORE, CALIFORNIA 92530

±4,288 SF - ±18,140 SF FLEX /
INDUSTRIAL / SHOWROOM
SPACE FOR LEASE



FOR MORE INFORMATION, PLEASE CONTACT:

CAREY PASTOR | Senior Vice President

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CalDRE License # 01403298



**COLDWELL BANKER
COMMERCIAL**
SC

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PROPERTY HIGHLIGHTS

- Availability from ±4,288 to ±18,140 SF
- I-15 freeway exposure - 120,000+ vehicles per day
- CM zoning allows for a wide array of industrial and commercial uses
- 1st and 2nd floor office/showroom areas with climate controlled warehouse
- 20' warehouse clear height
- 12'w x 14'h ground level loading doors
- 200 amp, 3 phase power supply per unit
- Abundant 3:1 parking ratio
- Immediate access to I-15 freeway via Central Avenue
- Retail and restaurant amenities nearby

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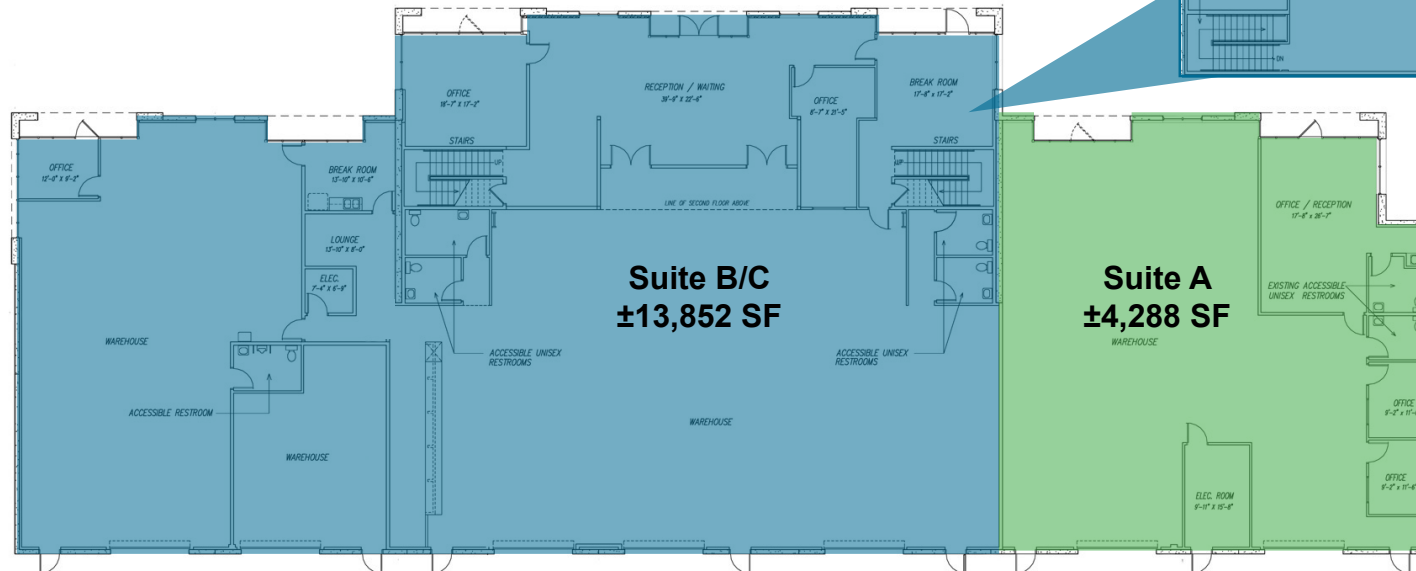
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AVAILABILITY

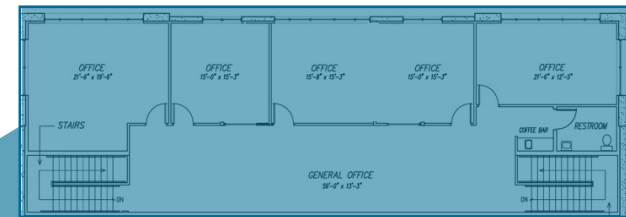
UNIT	RENTABLE SQ. FT.	MONTHLY LEASE RATE	UNIT DESCRIPTION
A	±4,288 SF	\$4,631.00 + CAOE* Per month	Large reception area, 2 private offices, 2 restrooms and wet bar. Climate controlled warehouse with 2-12x14 roll up doors
B/C	±13,852 SF	\$13,575.00 + CAOE* Per month	Large reception area, 7 private offices, and 6 restrooms Climate controlled warehouse with 5-12 x 14 roll up doors
A/B/C	±18,140 SF	\$16,326.00 + CAOE* Per month	Entire Building

*2026 Common Area Operating Expenses (CAOE) estimated at \$0.37 SF per month. CAOE are subject to annual reconciliation and increases.

FIRST FLOOR



SUITE B 2ND FLOOR



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