

Clinton Keith Frontage Buildings on Clinton Keith Road

32,000 Square Feet on 3.71 Net Acres



LOCATION FEATURES:

- 24' Clear
- 1,600 Amps, 277/480 V power
- 94' truck yard in back of building (secured)
- Approx. 9,000 s.f. courtyard patio between the buildings
- Approx. 1,500 S.F. of finished office area and restrooms in each building
- Prominent signage opportunities
- Less than one (1) mile east from Clinton Keith Rd. interchange with I-15 Fwy
- Many great food/service options nearby.
- Future signalized intersection at primary corner

TWO (2) BUILDING PLAN AS FOLLOWS:

- Bldg. 1 Approx. 17,256 S.F. ♦ 2 tenant spaces
- Bldg. 2 Approx. 15,000 S.F. ♦ 2 tenant spaces

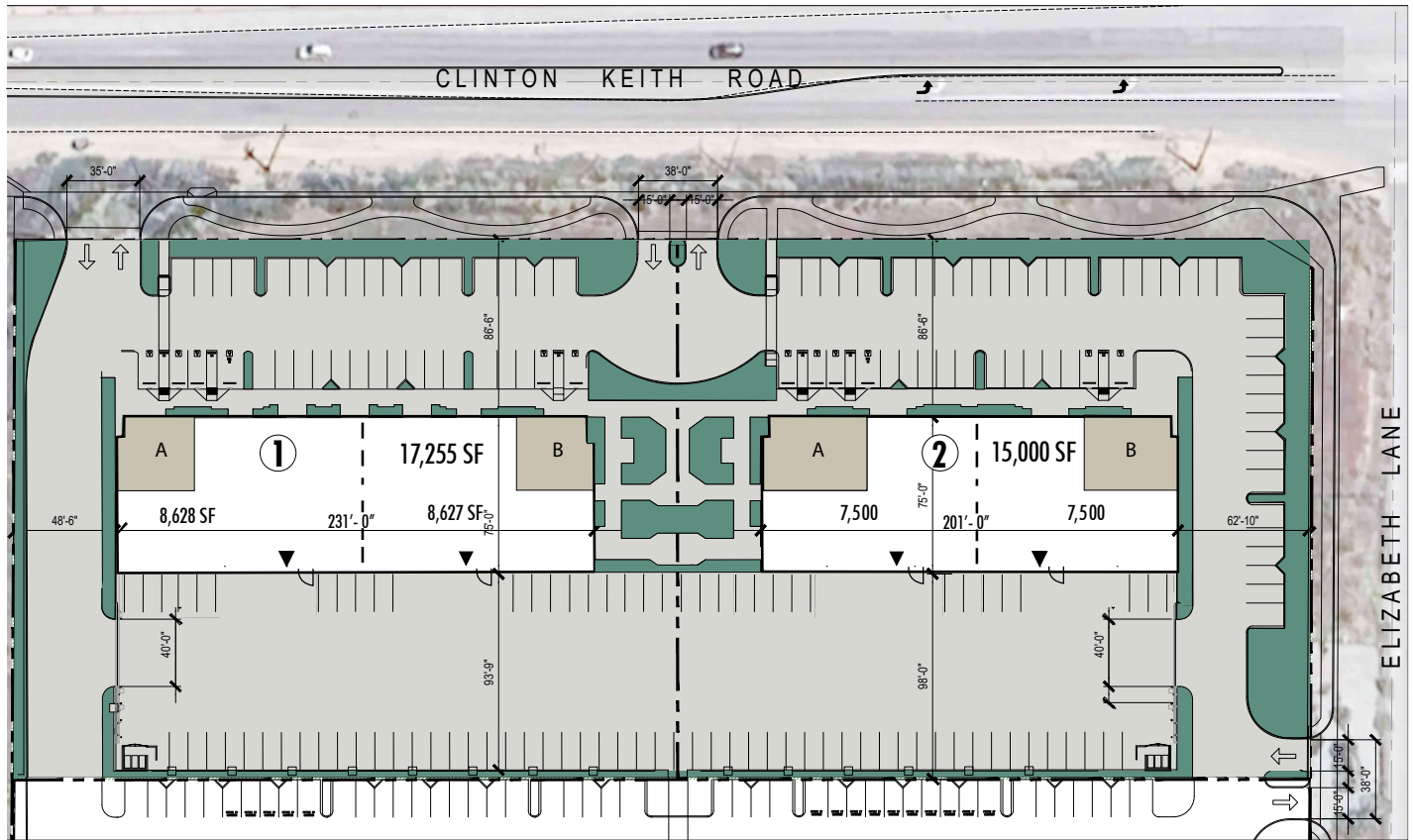


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NEW FLEX OFFICE/RETAIL/LIGHT INDUSTRIAL BUILDINGS FOR SALE OR LEASE

Overall Master Plan Bldgs. # 1-2



Building Features:

- Two freestanding buildings each on their own legal parcel.
- Building 1: approximately 17,256 s.f. divisible in half.
- Building 2: approximately 15,000 s.f. divisible in half.
- Buildings will be set up as “condo ready” so that a total of four (4) units can be conveyed.
- Large secured service yard in back of the buildings.
- 24' clearance.

Project Features:

- The widening of CLINTON KEITH ROAD is expected to start by fourth quarter 2025 and will feature three (3) lanes in either direction.
- The projected traffic count is estimated at 25,000 cars per day.
- The two sites feature three (3) entry points for enhanced ingress and egress.
- A flexible zoning standard allows for a wide array office, medical, restaurant and other light industrial uses.
- The area between the buildings will feature a large open courtyard with first class landscape and hardscape design features.

AERIALS



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