



WILDOMAR COMMERCE CENTER



Five (5) permit ready buildings for sale or lease.



www.wildomarcc.com

FOR MORE INFO



WILDOMAR COMMERCE CENTER

BUILDINGS 1/2

- Two Freestanding Buildings Each on Their Own Legal Parcel
- Building 1: Approximately 17,255 SF Divisible in Half
- Building 2: Approximately 15,000 SF 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
- 1,600 Amp UGPS, 277/480V Power For Each Building

BUILDING 3

64,008 Square Feet Available on 4.7 Acres

- Divisible to 12,468 SF to 13,024 SF
- 130' Truck Court
- 32' Clearance
- ESFR Sprinklers with K-25 Heads
- 25 Dock High Doors / 5 Ramp Level Doors
- 2,000 AMP UGPS, 277/480V Power Expandable to 4000 A

BUILDING 4

95,702 Square Feet Available on 7.28 Acres

- Divisible to Approx. 19,000 SF to 37,000 SF
- 135' Secured Truck Court
- 32' Clearance
- ESFR Sprinklers with K-25 Heads
- 23 Dock High Doors / 4 Ramp Level Doors
- 2,000 AMP UGPS, 277/480V Power Expandable to 4,000 A

BUILDING 5

99,940 Square Feet Available on 7.15 Acres

- Divisible into Two (2) Spaces
- 206' Truck Court
- 32' Clearance
- ESFR Sprinklers with K-25 Heads
- 27 Dock High Doors / 2 Ramp Level Doors
- 2,000 AMP UGPS, 277/480V Power Expandable to 4,000 A

PROPERTY HIGHLIGHTS

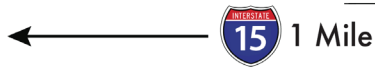
- 23 Net acres with pads formed
- Each building has a large yard
- Buildings 3-5 offer huge power capacity via an available 4,000 amp, 277/480 V trench duct system
- Site zoning is super flexible



LOCATION FEATURES:

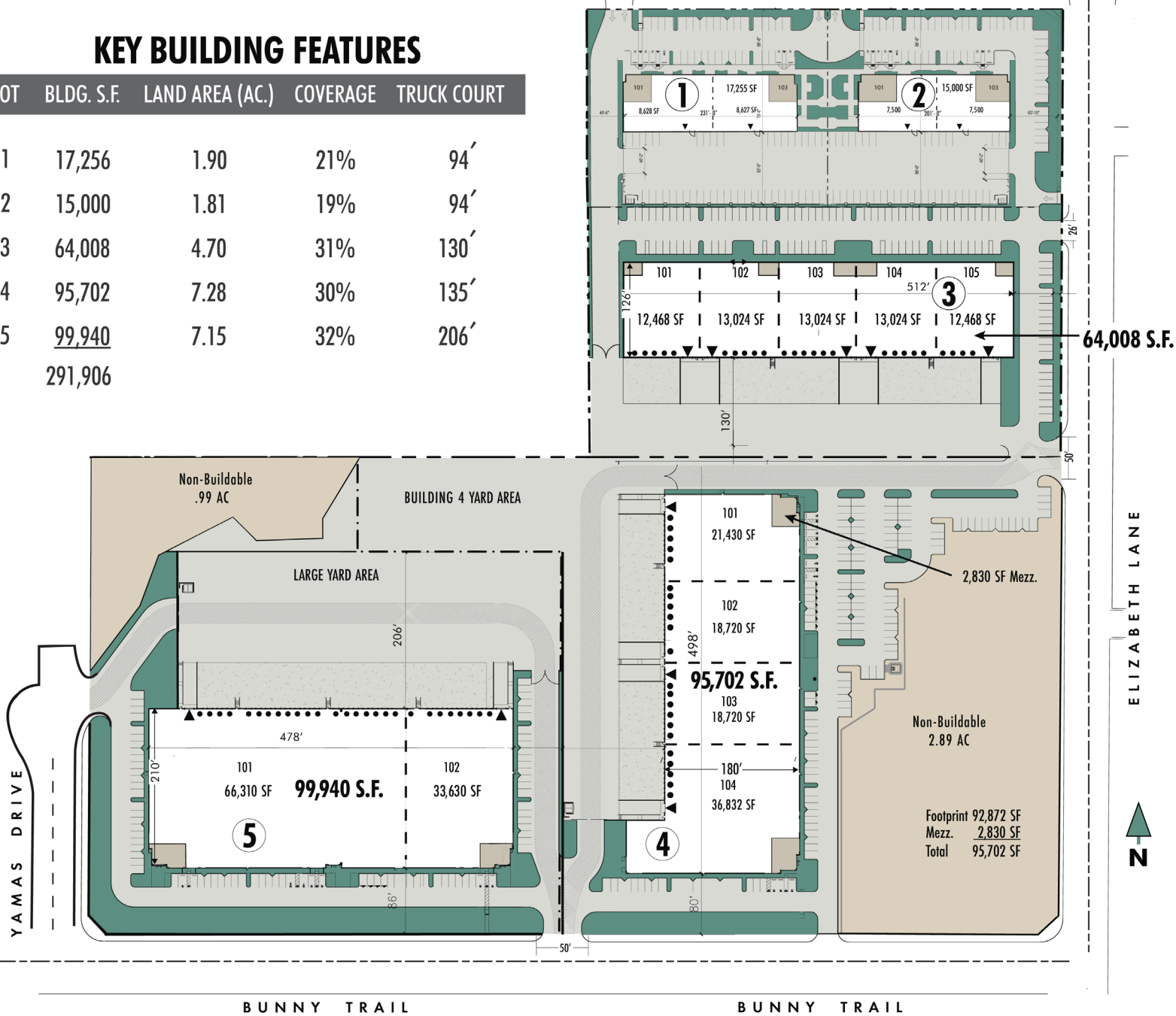
- SWC of Clinton Keith Rd. & Elizabeth Ln.
- Less than one (1) mile east from Clinton Keith Rd. interchange with I-15 Fwy
- Many great food/service options nearby.
- Future signalized intersection at primary corner

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KEY BUILDING FEATURES

LOT	BLDG. S.F.	LAND AREA (AC.)	COVERAGE	TRUCK COURT
1	17,256	1.90	21%	94'
2	15,000	1.81	19%	94'
3	64,008	4.70	31%	130'
4	95,702	7.28	30%	135'
5	<u>99,940</u>	7.15	32%	206'
	291,906			



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