

WILDOMAR COMMERCE CENTER

261,000 Square Feet Available on 19.13 Acres



LOCATION FEATURES

- SWC of Clinton Keith Rd. & Elizabeth Ln.
- Less than one (1) mile east from Clinton Keith Rd. interchange with I-15 Fwy
- Planned signalized intersection at primary corner

BUILDING SIZES

- Bldg. 3 Approx. 64,000 S.F. ♦ 5 tenant spaces
- Bldg. 4 Approx. 97,000 S.F. ♦ 4 tenant spaces
- Bldg. 5 Approx. 100,000 S.F. ♦ 2 tenant spaces



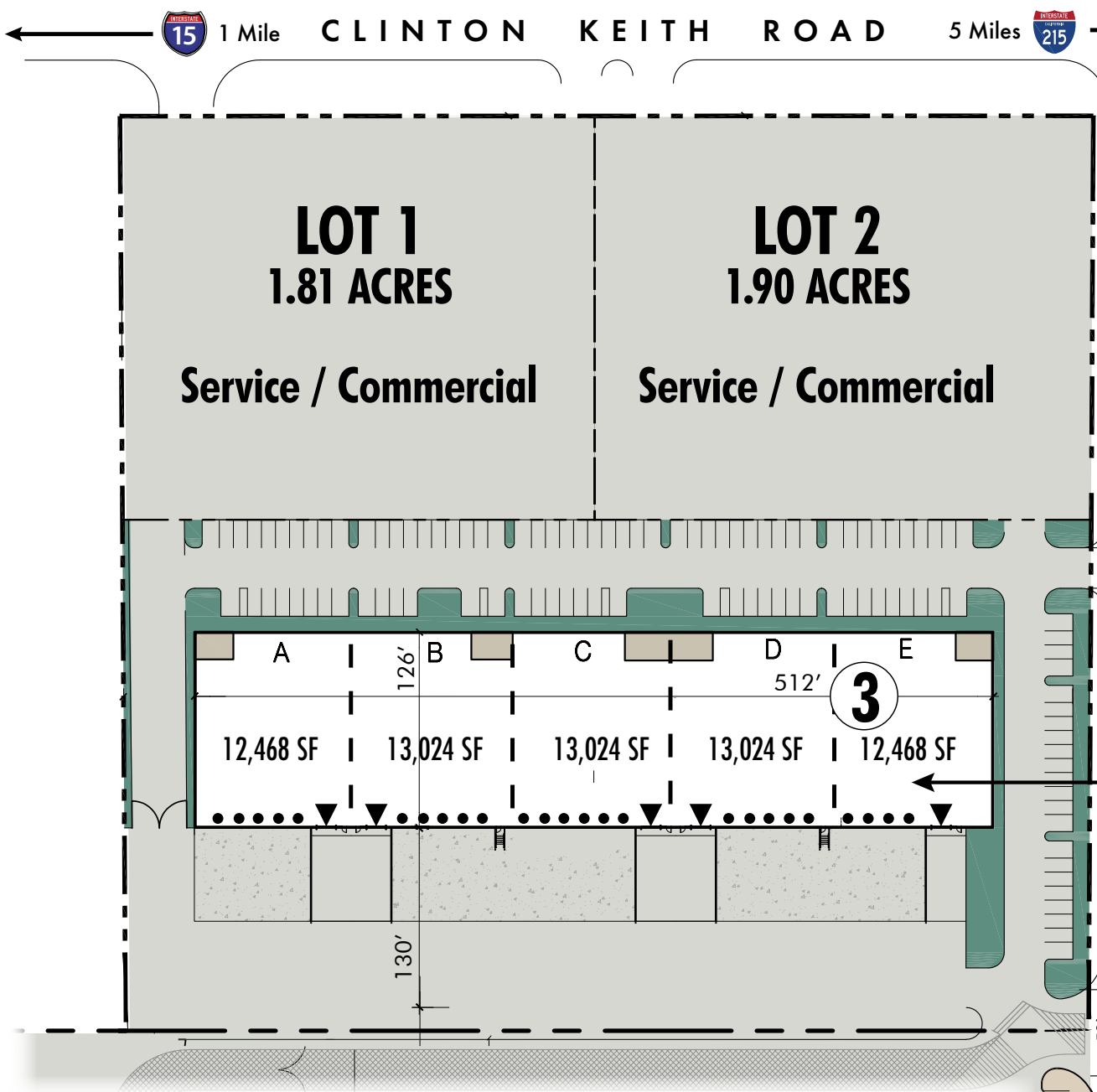
WILDOMAR
COMMERCE
CENTER

NEW INDUSTRIAL BLDGS. FOR SALE OR LEASE

BUILDING 3

64,008 Square Feet Available on 4.7 Acres

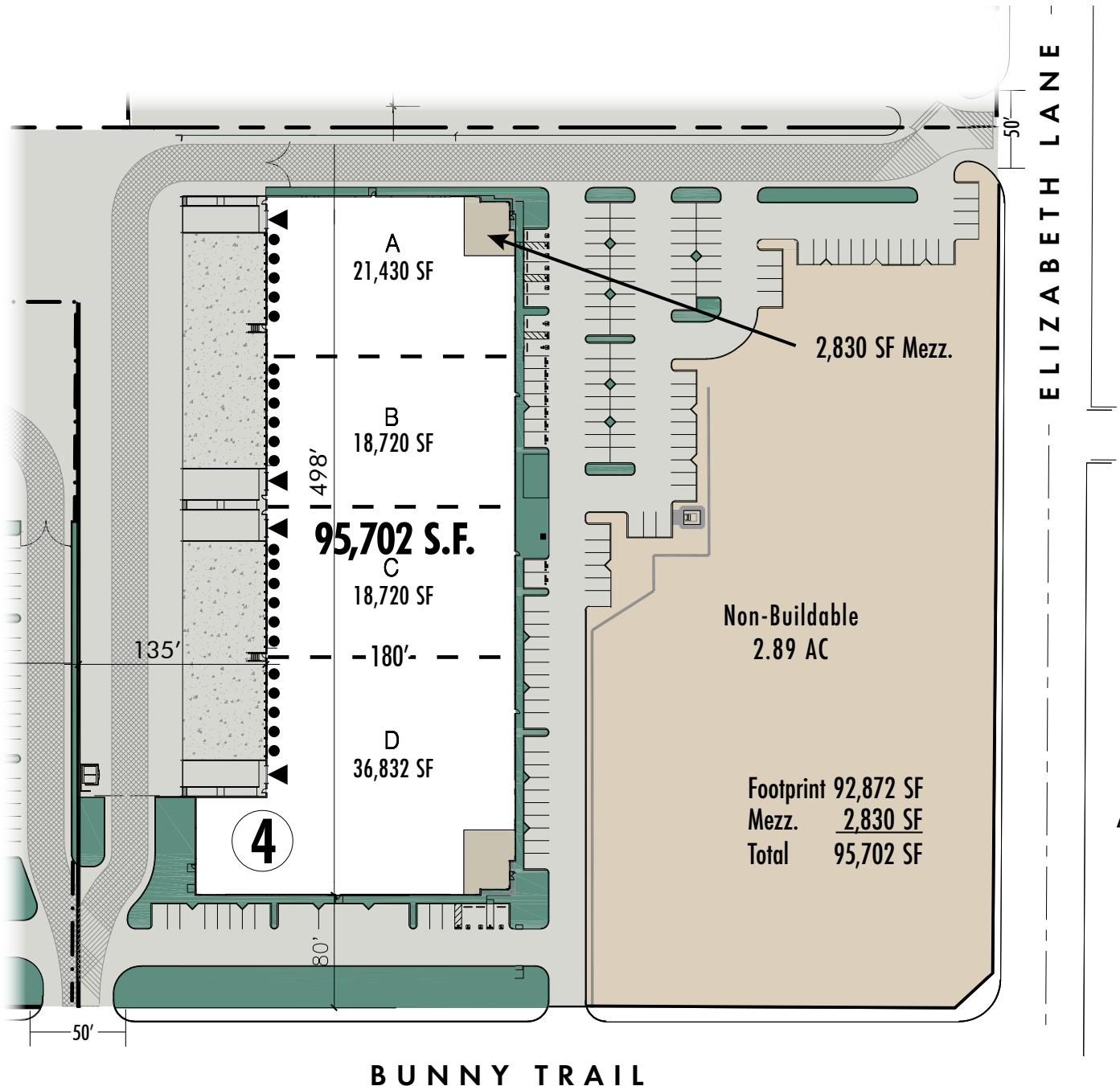
- Divisible to 12,468 SF to 13,024 SF
- 130' Truck Court
- 32' Clearance
- ESFR Sprinklers with K-25 Heads
- 25 Dock High Doors / 5 Ramp Level Doors
- 4,000 AMP UGPS, 277/480V Power



BUILDING 4

95,702 Square Feet Available on 7.28 Acres

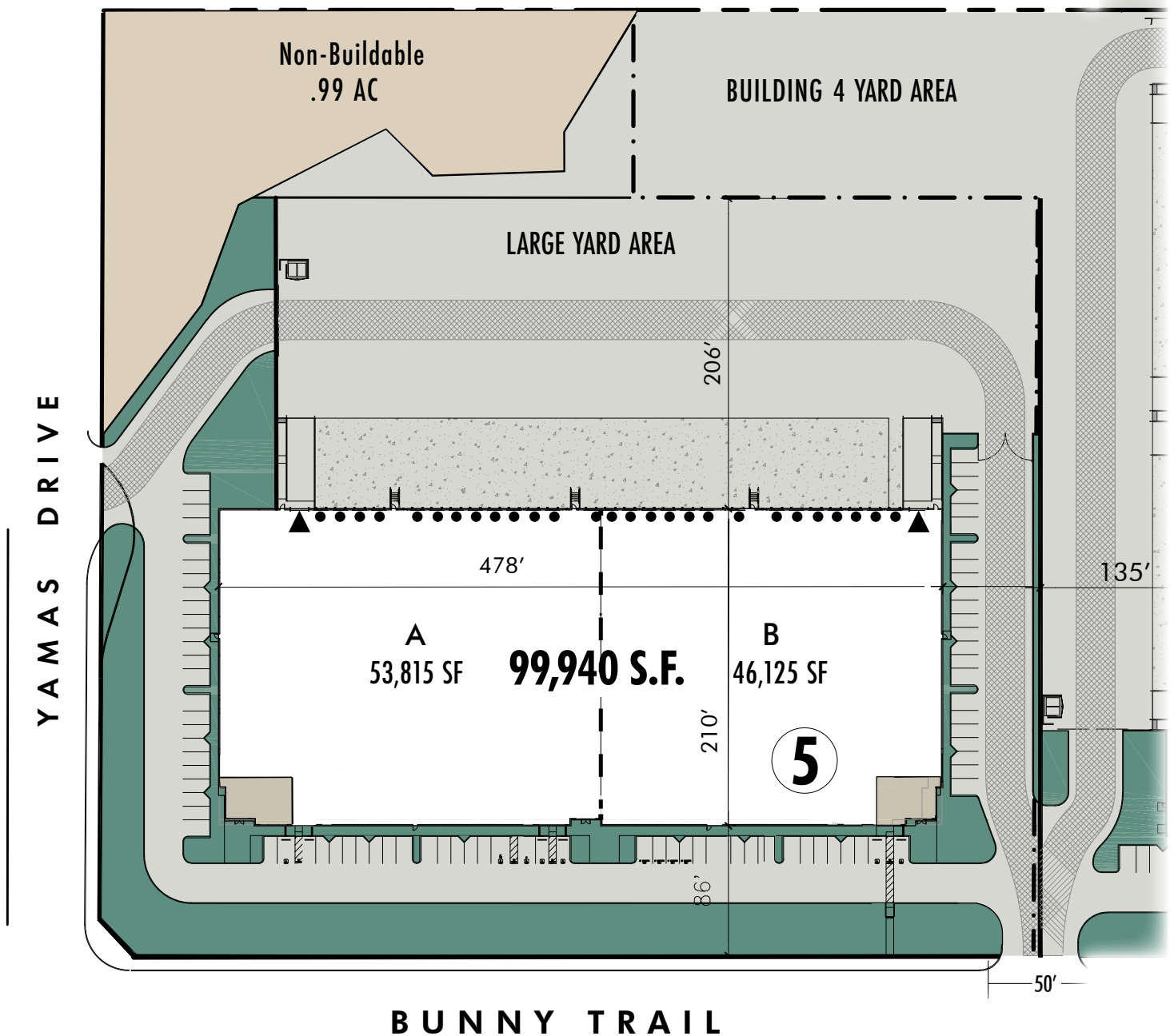
- Divisible to 18,720 SF to 36,832 SF
- 135' Secured Truck Court
- 32' Clearance
- ESFR Sprinklers with K-25 Heads
- 23 Dock High Doors / 4 Ramp Level Doors
- 4,000 AMP UGPS, 277/480V Power Expandable



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
- 4,000 AMP UGPS, 277/480V Power



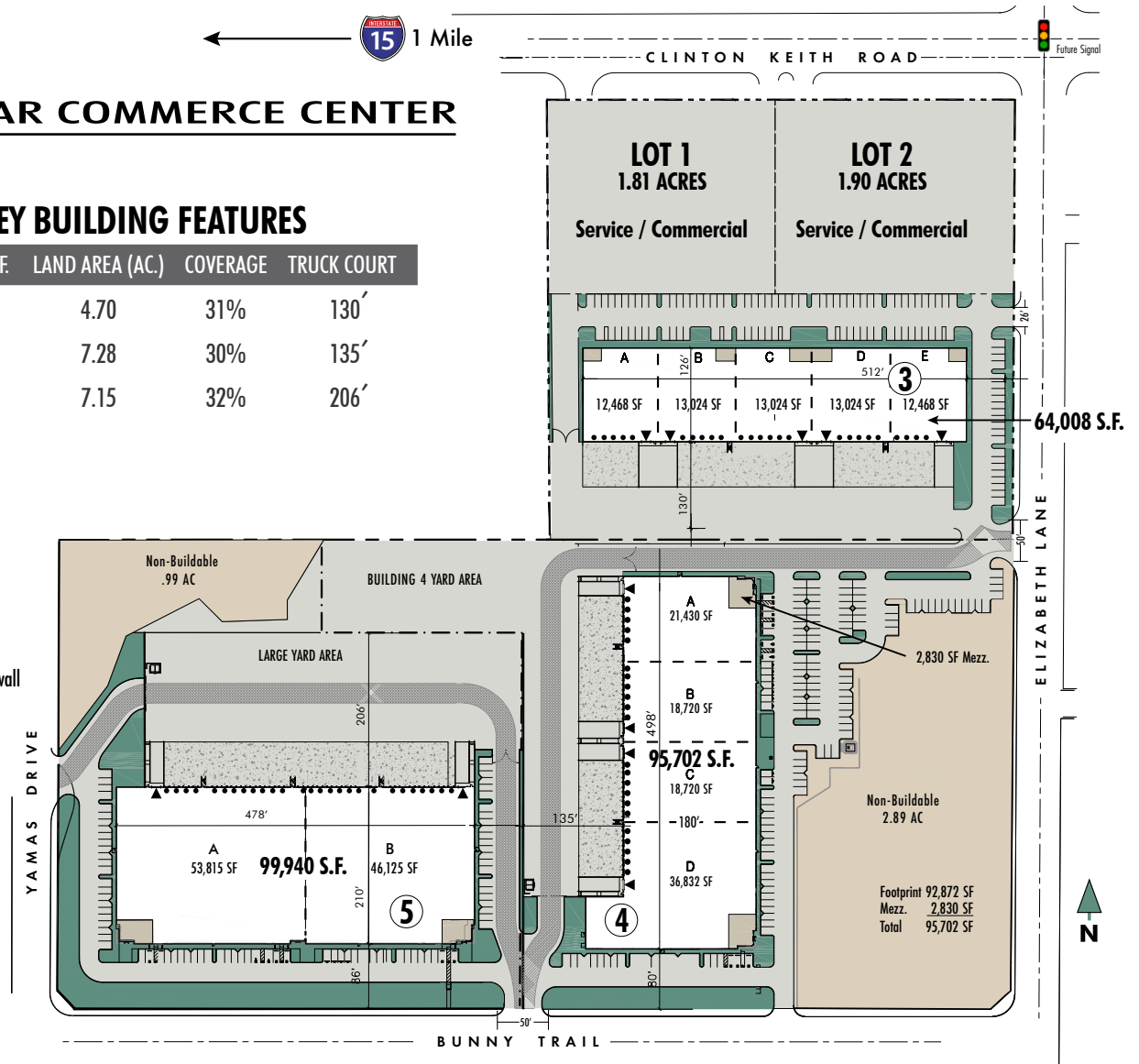
Overall Master Plan

WILDOMAR COMMERCE CENTER

KEY BUILDING FEATURES

LOT	BLDG. S.F.	LAND AREA (AC.)	COVERAGE	TRUCK COURT
3	64,008	4.70	31%	130'
4	95,702	7.28	30%	135'
5	<u>99,940</u>	7.15	32%	206'
	259,650			

- LEGEND**
- Dock door
 - ▼ Ramp door
 - - - Potential deminishing wall



OWNER / DEVELOPER



BRYAN BENTROTT
Principal

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MIKE AUSTIN
President

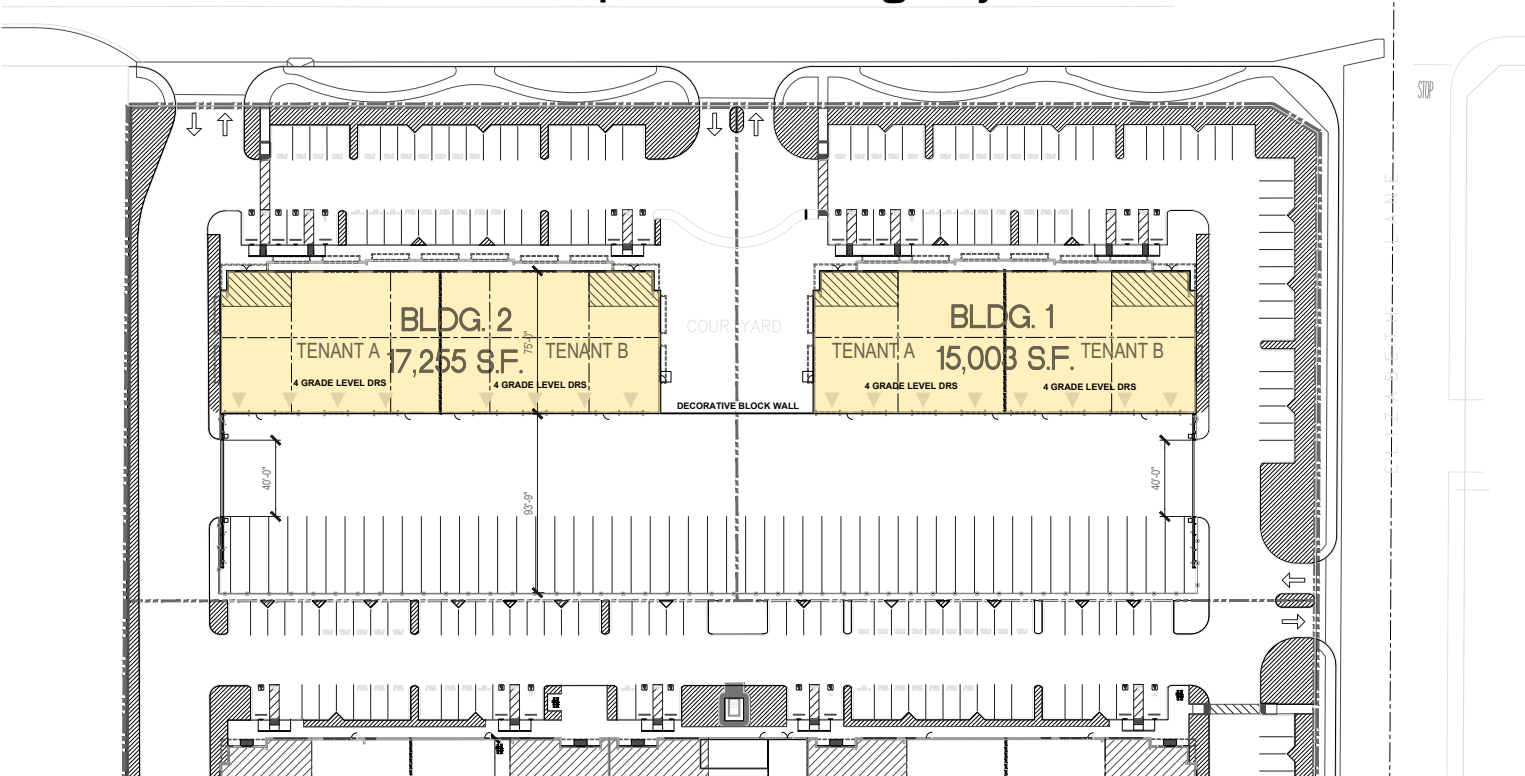
maustin@bluesky1031.COM

P: 949.748.7444 ext. 233

Clinton Keith Frontage Perspective



Conceptual Building Layout



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PROJECT AERIAL



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WILDOMAR COMMERCE CENTER



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