

FOR SALE OR LEASE

# 18975 MERMACK AVE

LAKE ELSINORE, CA

- › **24,000 SF**  
Industrial building
- › Approx. 2 acre property located less than two miles from I-15
- › Heavy power
- › Sale Price: **\$4,995,000**
- › Lease Rate: **\$1.00/SF NNN**
- › Expandable to 5.54 acres



# PROPERTY LOCATION





# AMENITIES



1.93 acres



24,000 SF  
building



Grade-level  
loading



Outside storage



M-SC zoned



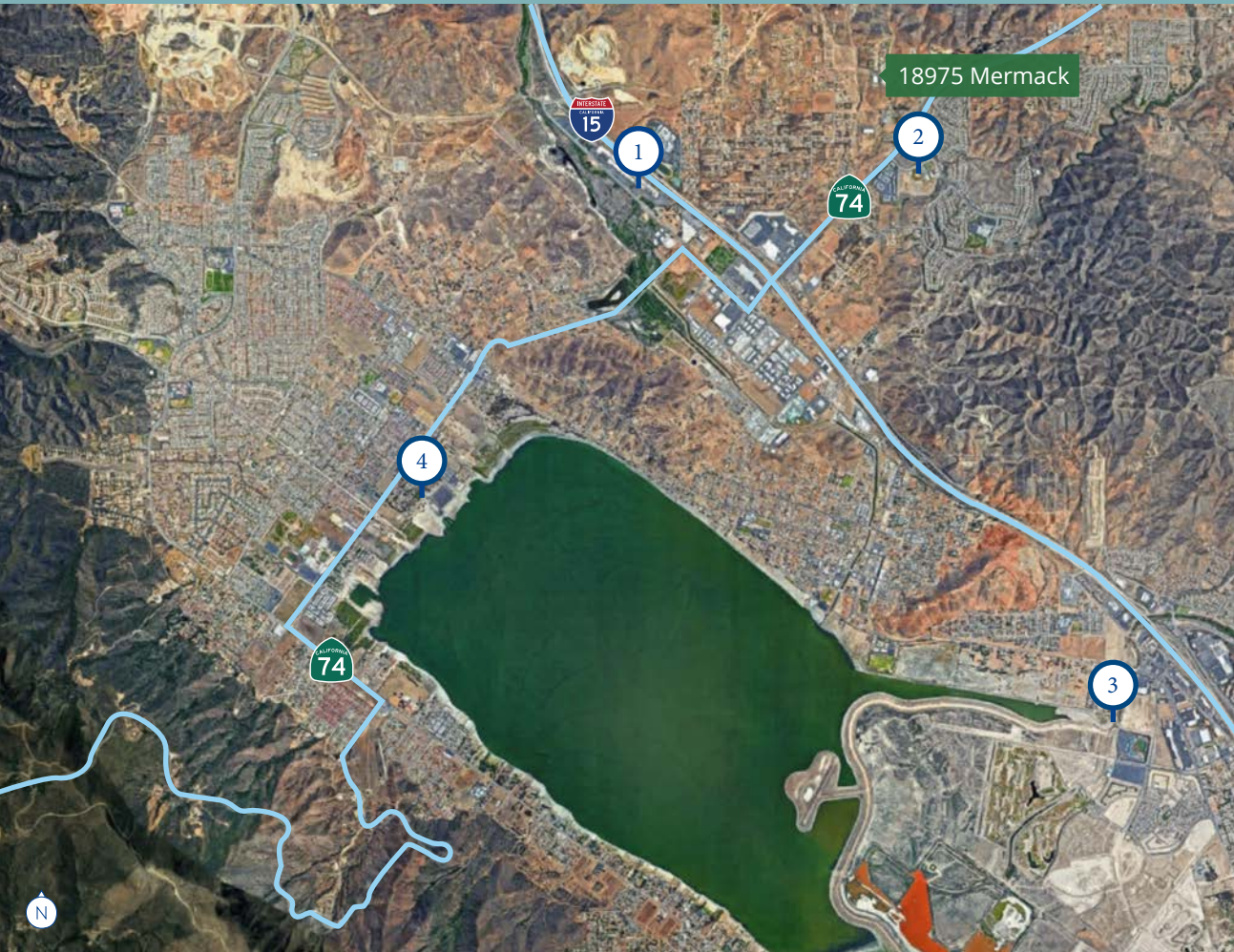
Close proximity  
to HWY-74 & I-15

# LAKE ELSINORE

The City of Lake Elsinore is located along the area's primary thoroughfares and commercial corridor (I-15 and HWY-74). Situated approximately 20 miles south of Riverside and 40 miles north of San Diego County, Lake Elsinore serves as a suburban hub for many working professionals. The population continues to grow due to the affordable price of land, quality of life and efficient transportation routes. The main tourist draw to the city is the 3,000 acre freshwater lake. Residents and visitors can enjoy the activities the lake provides year-round due to the mild climate. As the nearby population continues to increase there has been a significant amount of new retail and commercial development in the area.



# LAKE ELSINORE



## 1 Outlets at Lake Elsinore

Outlets at Lake Elsinore is a 318,000 SF outlet shopping center with over 75 name brand outlet stores.

## 2 Rosetta Canyon Community Park

This 2.15 acre sports park has 5 regulation sized softball fields and a full sized CIF football and soccer field.

## 3 Lake Elsinore Storm

The Diamond is home to The Storm, the San Diego Padres minor league Class A baseball team. The stadium had 215,000 visitors last year.

## 4 Lake Elsinore Launch Point

The new Launch Point offers a Bait & Tackle Shop, Restaurant, 207 RV spaces, 6 themed yurts, and 9 Airstreams.



# AMENITIES

116,000 CPD



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