

# SHOVEL READY, FULLY APPROVED AND CERTIFIED PREGRADED PADS

## FOR SALE/LEASE

Q1 2026 EXPECTED DELIVERY

## WILDOMAR COMMERCE CENTER BLDGS. #3-5

36363, 36375 & 36387 & Elizabeth Lane | Wildomar | CA

261,000 Square Feet Available on 19.13 Acres



For more information on this opportunity, please contact:

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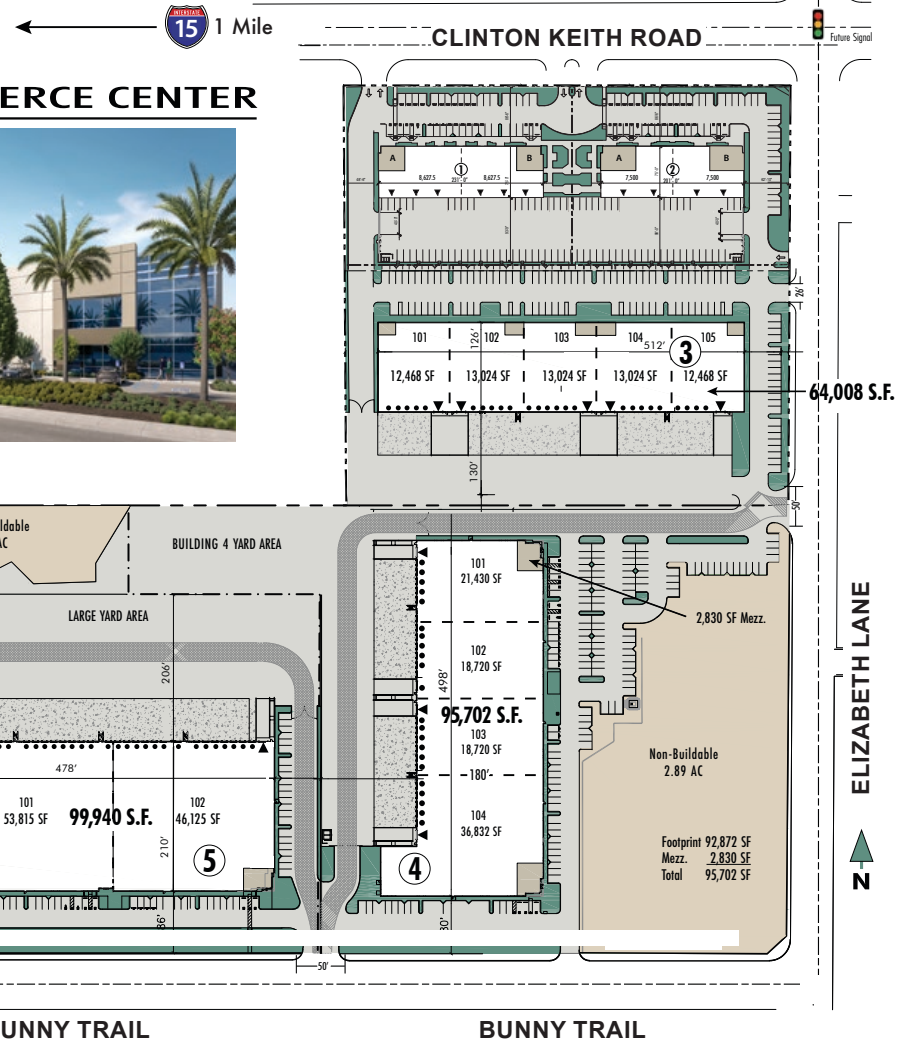
## BUILDING HIGHLIGHTS

The Wildomar Commerce Center (“WCC”) is a 23 acre master planned business park located at the corner of Clinton Keith Road and Elizabeth Lane in the City of Wildomar. The park will be developed in two (2) phases with the Phase I buildings (64,008 S.F., 95,702 S.F. and 99,940 S.F.) expected to start construction in first quarter 2025. The Phase I buildings total approximately 259,260 square feet on 22.84 net acres. This intentionally low coverage factor of 32% reduces traffic impacts when compared to a typical coverage factor of approximately 40% (333,000 S.F.) for similar projects.

Each building sits on its own legal parcel and each building is divisible. The on-site storm drain system for these three buildings will be designed as underground chambers in suitable locations adjacent to the buildings.



## WILDOMAR COMMERCE CENTER



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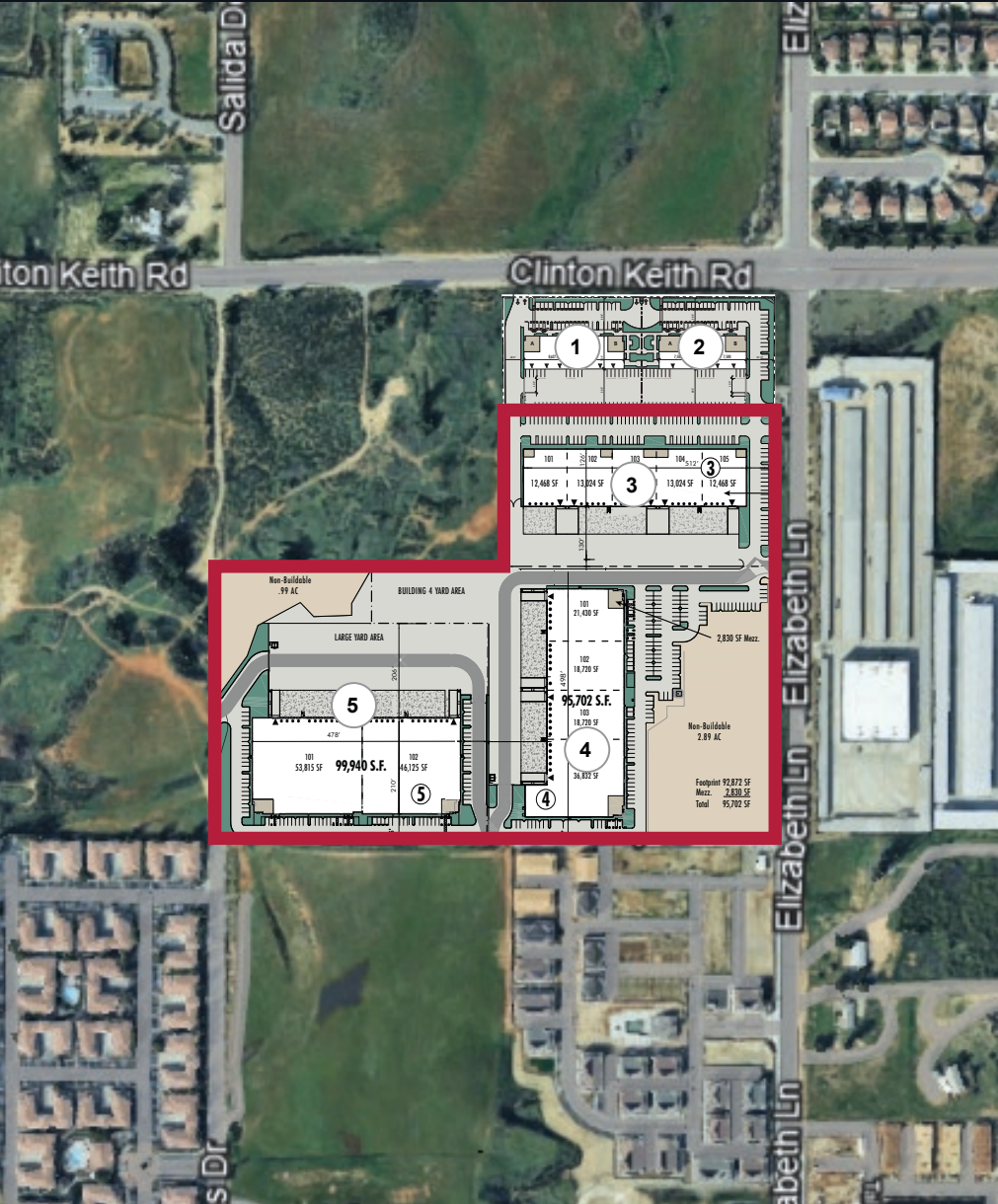
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### BUILDING 3

- 64,008 Square Feet on 4.70 Acres
- 5,000 SF Office
- Large Secured Truck Court / Yard
- 32' Clearance
- ESFR Sprinklers with K-25 heads
- Divisible to 12,468 SF and 13,024 SF
- 25 Dock High Doors/ 5 Ground Level Doors
- 2,000AMP 277/480V Service Expandable to 4,000AMPS 277/480V

- Excellent Access to I-15 & 215 Freeways
- Less than 1 mile from the Clinton Keith On/Off Ramp on the I-15 Freeway
- 103 Parking Spaces
- All or Part Buildings Available, Ideal for Users with Critical needs such as in Slab Designs, Specialty T.I.'s and Office Buildouts

### BUILDING 4

- 95,702 Square Feet on 7.28 Acres
- 5,000 SF Office
- Large Secured Truck Court / Yard
- 32' Clearance
- ESFR Sprinklers with K-25 heads
- Divisible to 18,720 SF, 22,800 SF and 36,832 SF
- 22 Dock High Doors/ 4 Ground Level Doors
- 2,000AMP 277/480V Service Expandable to 4,000AMPS 277/480V

- Excellent Access to I-15 & 215 Freeways
- Less than 1 mile from the Clinton Keith On/Off Ramp on the I-15 Freeway
- 146 Parking Spaces
- All or Part Buildings Available, Ideal for Users with Critical needs such as in Slab Designs, Specialty T.I.'s and Office Buildouts

### BUILDING 5

- 99,940 Square Feet on 7.15 Acres
- 5,000 SF Office
- Large Secured Truck Court / Yard
- 32' Clearance
- ESFR Sprinklers with K-25 heads
- Divisible to 46,125 SF and 53,815 SF
- 26 Dock High Doors / 2 Ground Level Doors
- 2,000AMP 277/480V Service Expandable to 4,000AMPS 277/480V

- Excellent Access to I-15 & 215 Freeways
- Less than 1 mile from the Clinton Keith On/Off Ramp on the I-15 Freeway
- 81 Parking Spaces
- All or Part Buildings Available, Ideal for Users with Critical needs such as in Slab Designs, Specialty T.I.'s and Office Buildouts

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