



WILDOMAR COMMERCE CENTER



Shovel ready land and/or permit ready buildings for your growing business.



www.wildomarcc.com

FOR MORE INFO



BUILDINGS 1/2

- Two freestanding buildings each on their own legal parcel.
- Building 1: approximately 17,255 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.

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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LISTING TEAM

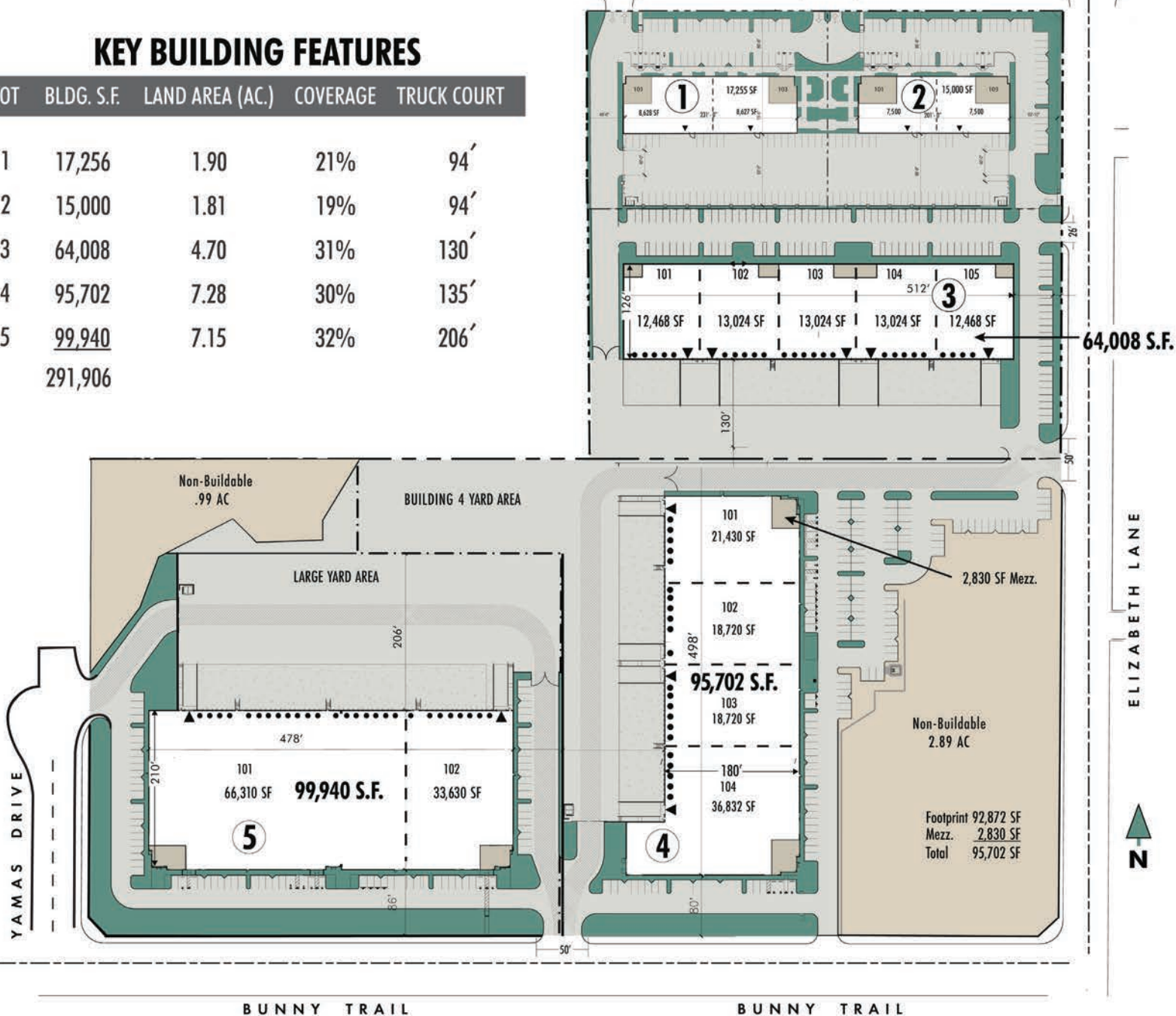
Land or Buildings For Your Growing Business.



KEY BUILDING FEATURES

LOT	BLDG. S.F.	LAND AREA (AC.)	COVERAGE	TRUCK COURT
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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	99,940	7.15	32%	206'
	291,906			



LEGEND

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



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