



WINCHESTER COMMERCE CENTER AT SILVERHAWK

BUILD-TO-SUITS • FOR SALE OR LEASE • 15,000 SF - 500,000 SF • MURRIETA, CALIFORNIA



MASTER PLANNED BUSINESS PARK WITH FINISHED LOTS FOR SALE

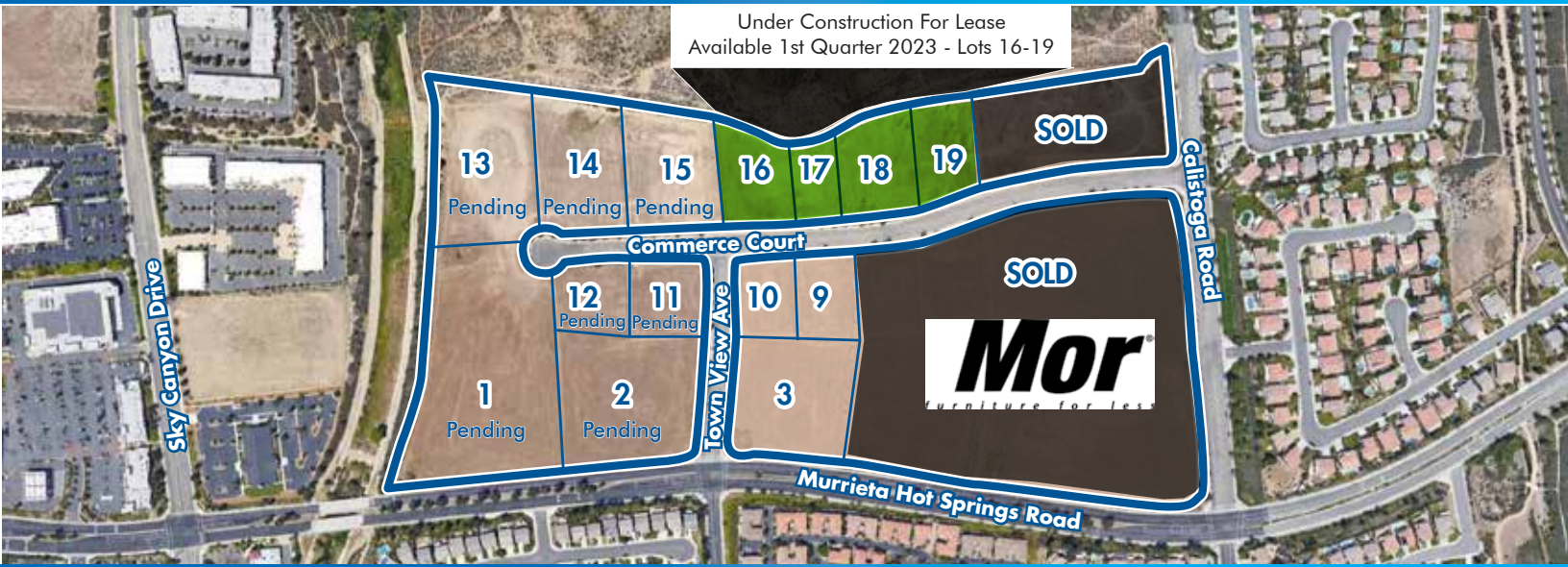
STREAM LINED HAMANN BUILD-TO-SUIT PROCESS



Features:

- Quick access to I-15 and I-215
- Master planned business park
- Fully improved lots for sale
- Finished parcels from 1 to 18+ acre campus
- Flexible uses including industrial, business park, office, medical, and retail/commercial
- Located within 1/2 mile of French Valley Airport
- Close proximity to restaurants and major retailers
- No bonds - paid off 2015
- 10% DOWN SBA FINANCING

Under Construction For Lease
Available 1st Quarter 2023 - Lots 16-19



Phase II – Town Center Commercial/Industrial Lots

LOT #	ACRES	PRICE/SF*
1	6.63	Escrow
2	4.05	Escrow
3	3.49	TBD
4	4.42	SOLD
5	7.66	SOLD

LOT #	ACRES	PRICE/SF*
6	5.74	SOLD
7	1.45	SOLD
8	1.16	SOLD
9	1.12	TBD
10	1.1	TBD

LOT #	ACRES	PRICE/SF*
11	1.3	Escrow
12	1.3	Escrow
13	3.62	Escrow
14	2.69	Escrow
15	2.4	Escrow

LOT #	ACRES	AVAILABLE SF
16/17	2.67	36,710
18	1.51	27,379
19	1.47	21,842
20	4.36	SOLD

UNDER CONSTRUCTION BUILDINGS FOR LEASE

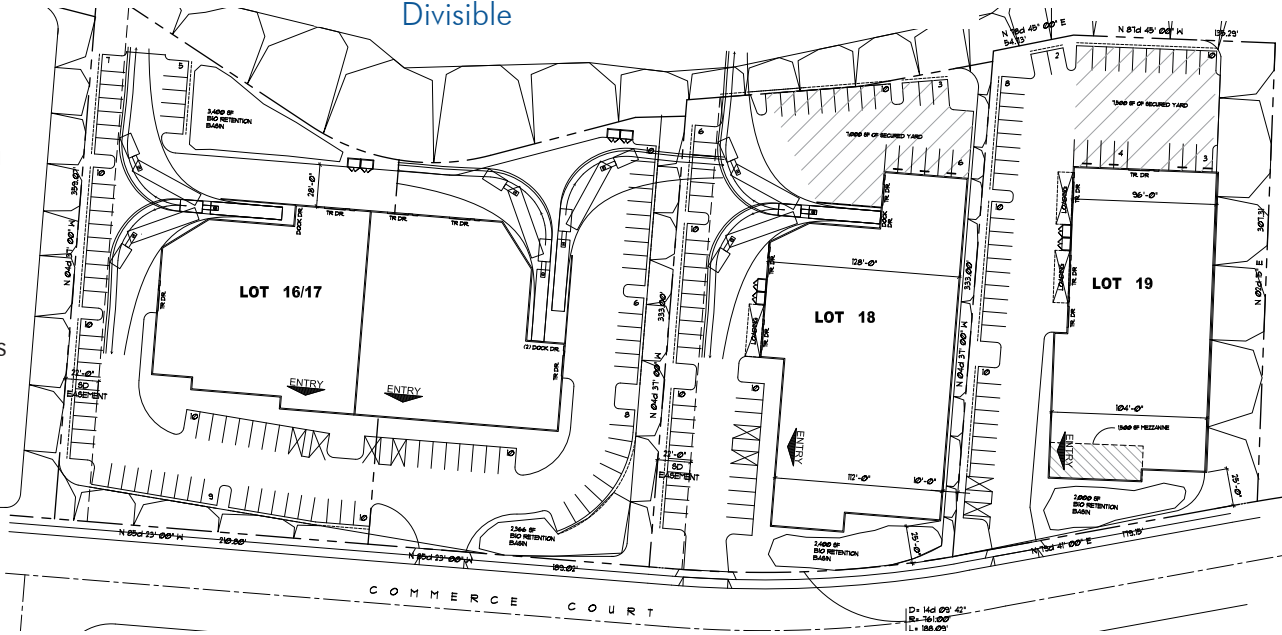
Class A Industrial:

- Concrete Tilt-up
- Own Lot
- Dock High Loading
- Grade Loading
- Office to Suit
- Yards
- Concrete Driveways
- 27' Clear
- ESFR Sprinklers
- Heavy Power
- Skylights

Lot 16/17
36,710 SF
Divisible

Lot 18
27,379 SF

Lot 19
21,842 SF



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