

Swc Ethanac Rd & Evans Rd Menifee, Ca 92585

ELC

ETHANAC RD LOGISTICS CENTER

9.54± ACRES

CLASS A INDUSTRIAL
DEVELOPMENT OPPORTUNITY

CLICK [HERE](#) FOR DRONE TOUR



BROKER INFORMATION

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THE OFFERING

Cushman & Wakefield, Inc. is exclusively offering for sale the **ETHANAC RD LOGISTICS CENTER** (“The Site”), a prime ±9.54-acre parcel in Menifee, CA, with the potential to develop a ±191,610 SF Class A industrial building.

The property is strategically located less than half a mile (0.5 mi) from Interstate 215, providing immediate access to a regional workforce of 3.5 million people within 30 miles. The anticipated expansion of the **ETHANAC ROAD EXPRESSWAY** further enhances the site’s accessibility, making it an ideal location for logistics and distribution businesses seeking efficient transportation links.

As of 2024, the Inland Empire continues to dominate as the most active industrial market in the U.S. Despite recent softening demands across the nation, there continues to be a strong demand for industrial space in the Inland Empire region. The Ethanac Rd Logistics Center offers a rare opportunity to capitalize on the region’s high demand for mid-sized industrial space.

PROPERTY SUMMARY

APN	331-030-013
ZONING	EDC-NG
PROPOSED BUILDING SF	191,610 SF
LAND SIZE	9.54 AC
COVERAGE	48 %
CLEAR HEIGHT	36'
DOCK DOORS	34
CAR PARKING	186
TRAILER PARKING	48

E | L | C: A PRIME DISTRIBUTION HUB



Low Operating Cost



Major Savings
on Drayage



Plenty of
Available Labor



Extensive
Transportation
Network

PROPOSED ±200,000 SF INDUSTRIAL BUILDING

Opportunity To Develop A State-Of-The-Art Facility

SPECIFICATION	DETAILS
Size	±191,610 SF
Building Specifications	
Clear Height	36'
Column Spacing	50' X 50'
Loading Dock Capacity	34 Dock High Loading Doors
Sprinklers	ESFR
Site Features	
Secure, Fully Gated Yard	Concrete Yard with Truck Courts
Auto Parking	186 Spaces
Trailer Parking	48 Stalls
Access & Ingress/Egress	
Multitple Points of Entry	Convenient access for traffic flow
Designated Truck Entrance	Smooth Logisitcs Operations

PROPOSED SITE PLAN



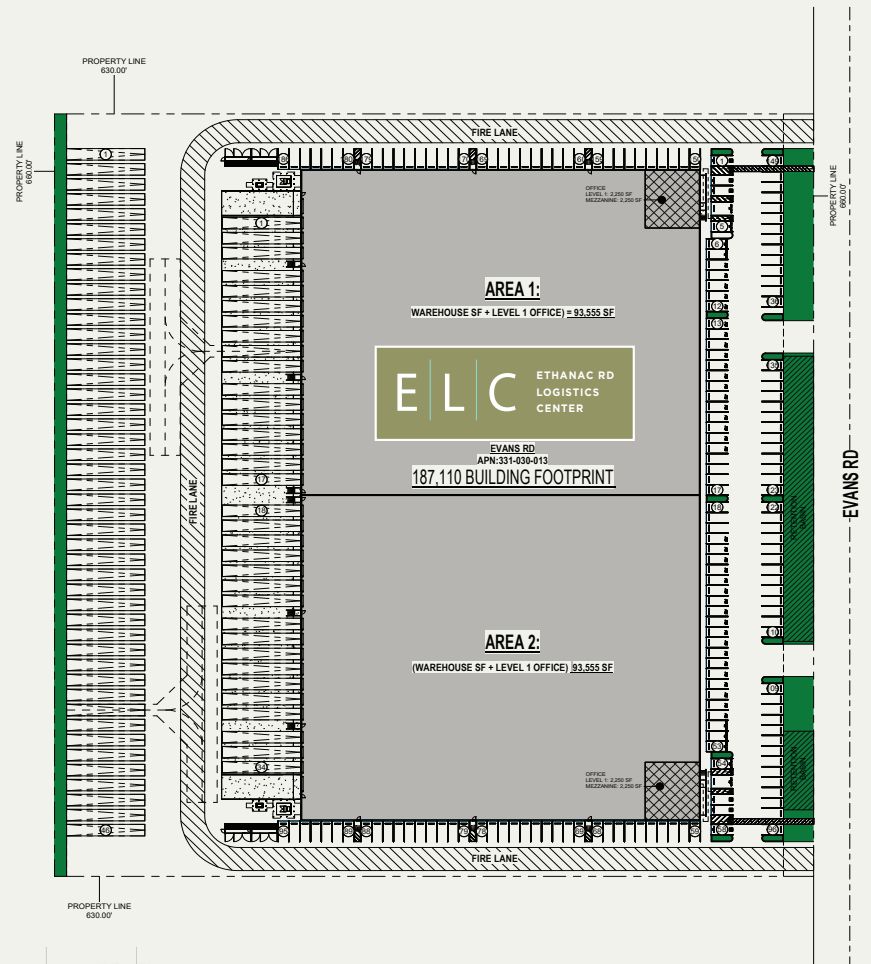
Prime Opportunity To
Develop 200,000 SF of
Class A Industrial Space



Strategic Inland Empire
Location With Direct Access
To I-215, I-15 & SR-74



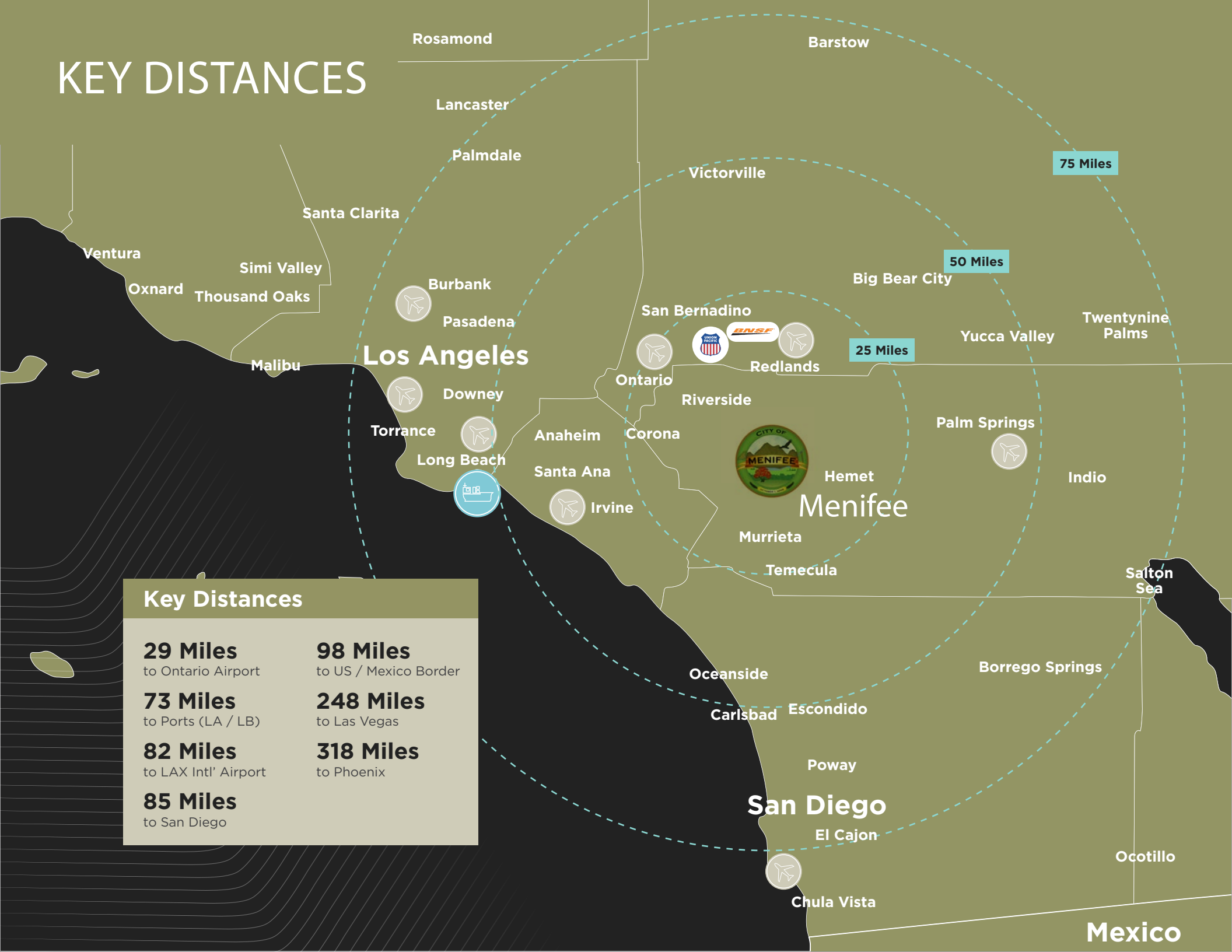
Future Ethanac Expressway
Development To Provide
Excellent Connectivity



SITE SUMMARY

TENANT:	AREA
AREA 1	= 93,555 SF
AREA 2	= 93,555 SF
TOTAL:	= 187,100 SF
36 TOTAL DOCK DOORS	
- 2 GRADE LEVEL DOORS AT RAMP	
186 PARKING STALLS	
46 TRAILER PARKING STALLS	
FIRE SPRINKLERED - TYP. TBD	
CLEAR HEIGHT	
+/- 30' - 0" - TBD PER LOCAL JURISDICTION	
+/- 30' - 0" - TBD PER LOCAL JURISDICTION	

KEY DISTANCES



Key Distances

29 Miles

to Ontario Airport

73 Miles

to Ports (LA / LB)

82 Miles

to LAX Int'l Airport

85 Miles

to San Diego

98 Miles

to US / Mexico Border

248 Miles

to Las Vegas

318 Miles

to Phoenix

INLAND EMPIRE REGIONAL OVERVIEW

Menifee, CA, is strategically positioned in the heart of the Inland Empire, a critical factor that makes it an ideal site for industrial and distribution activities. Its proximity to major highways, including I-215, I-15, and State Route 60, provides seamless access to Los Angeles and Long Beach ports, facilitating efficient transportation across Southern California, Nevada, and Arizona.

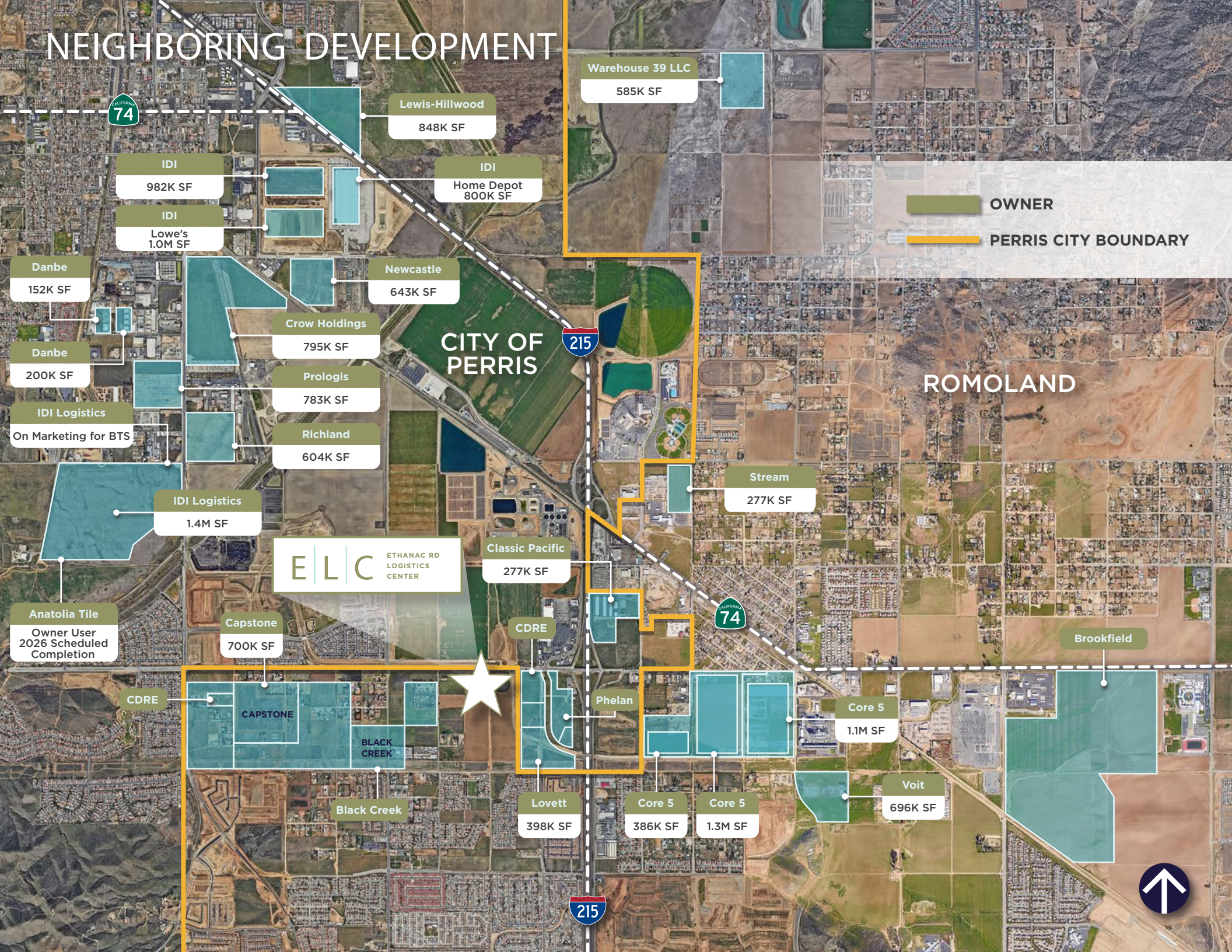
The area features extensive industrial real estate, including modern warehouses and distribution centers. It also has significant rail access via Burlington Northern Santa Fe (BNSF) and Union Pacific railroads, establishing Menifee as a key logistics hub. The local labor market boasts a skilled workforce, complemented by various economic incentives from Menifee and Riverside County, that attract businesses looking to establish or expand their operations.

The demand for distribution centers has experienced a significant surge, particularly with the rise of e-commerce. This trend has not gone unnoticed, attracting institutional developers who are actively investing in Menifee, supported by ongoing infrastructure projects such as the Ethanac Expressway, which will further enhance connectivity between I-15 and I-215.

The industrial market in Menifee is characterized by robust demand, rising rental rates, and low vacancy rates, all of which point to a healthy and thriving market. These conditions have not gone unnoticed, attracting significant investment from developers and investors, thereby positioning Menifee as a vital player in the logistics and distribution sectors within the Inland Empire.



NEIGHBORING DEVELOPMENT



CRITICAL DISTRIBUTION LOCATION

INTERMODAL YARDS



BNSF

1. BNSF COMMERCE EASTERN
2. BNSF SHEILA
3. BNSF HOBART
4. BNSF SAN BERNARDINO
5. BNSF WATSON/WILMINGTON
6. BNSF LA MIRADA
7. BNSF PICO RIVERS



UNION PACIFIC

1. UP CITY OF INDUSTRY
2. UP COLTON
3. UP DOLORES
4. UP LATC
5. UP JURUPA VALLEY
6. UP ANAHEIM
7. UP MONTCLAIR
8. UP YERMO





RANKED #1 INDUSTRIAL MARKET IN THE NATION

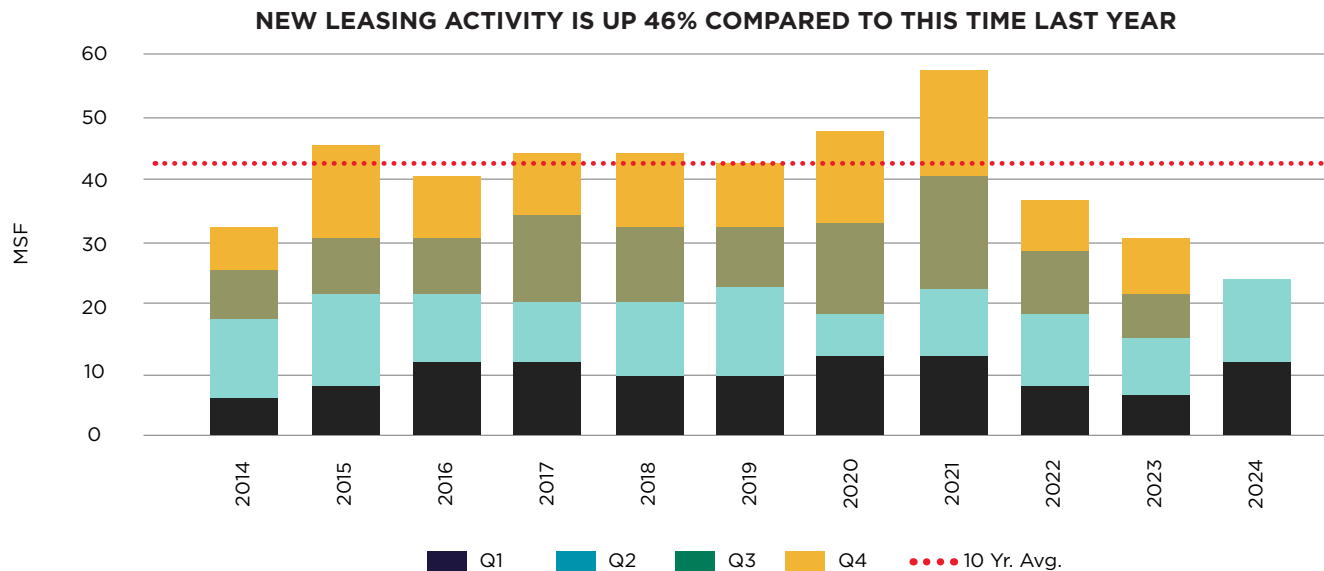
RANK	MARKET	SQUARE FEET TRANSACTED (2023)	MARKET SHARE (%)
1	Inland Empire, California	70 Million SF	16%
2	Dallas-Forth Worth, Texas	50 Million SF	11%
3	Atlanta, Georgia	45 Million SF	10%
4	Chicago, Illinois	40 Million SF	9%
5	Phoenix, Arizona	35 Million SF	8%
6	New Jersey (Northern)	30 Million SF	7%
7	Miami, Florida	25 Million SF	6%
8	Seattle, Washington	20 Million SF	5%
9	Houston, Texas	18 Million SF	4%
10	San Francisco Bay Area, CA	15 Million SF	3%

Data sourced from commercial real estate reports for 2023.

FIVE-YEAR PROJECTED RENT GROWTH

RANK	MARKET	RENT GROWTH
1	Miami	32.5%
2	Las Vegas	30.0%
3	Salt Lake City	29.3%
4	Charleston, SC	29.2%
5	Inland Empire	26.6%
6	Savannah	25.1%
7	Austin	24.8%
8	San Jose	23.1%
9	Northern New Jersey	22.1%
10	Phoenix	21.5%

Data sourced from commercial real estate reports for 2023.

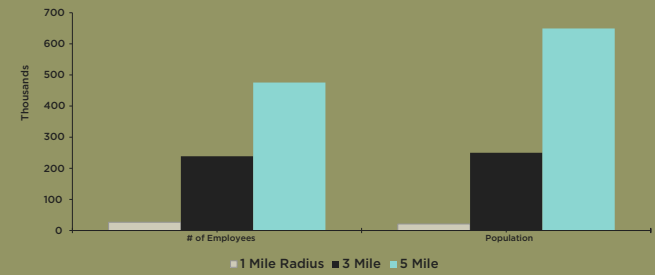


DEMOGRAPHICS

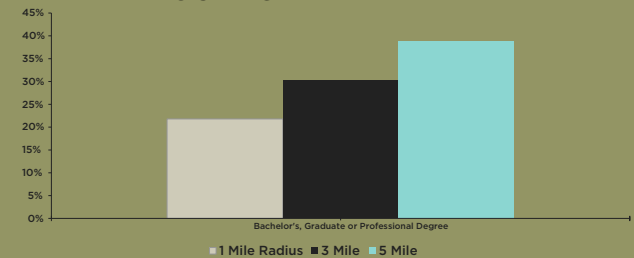
	1 MILES	3 MILES	5 MILES
2023 Stats			
# of Employees	26,431	238,604	475,548
Population	20,943	249,826	649,510
Bachelor's, Graduate or Professional Degree	21.8%	30.2%	38.9%
# of Households	5,517	74,694	201,673
Average Household Income	\$120,655	\$115,752	\$126,727
2028 Average Household Income (projected)	\$138,695	\$134,165	\$145,622



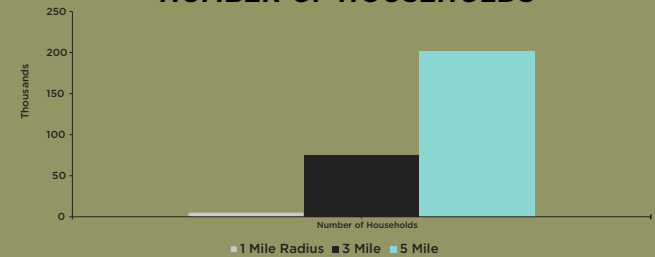
NUMBER OF EMPLOYEES / POPULATION



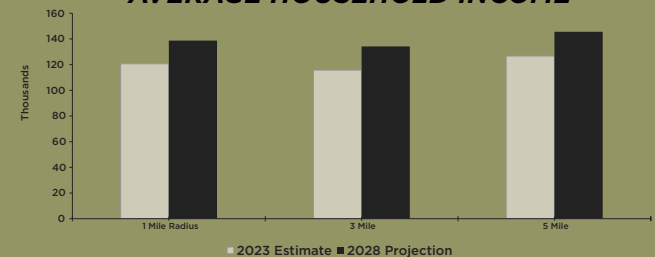
EDUCATIONAL ATTAINMENT



NUMBER OF HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



AMENITIES MAP

Walmart *		
		
		
		

verizon✓

ELC ETHANAC RD
LOGISTICS
CENTER


Ac PRO .com


LANGSTON
MOTORSPORTS.COM

 **EARTH
SYSTEMS**

U+HAUL

U+HAUL

U+HAUL

ARCO 

U+HAUL
STAXUP
STORAGE

SUN CITY

LAND SALES COMPARABLES

PAST SOLD & LISTED

PROPERTY INFORMATION			TRANSACTIONAL INFORMATION			
No.	LOCATION	APN(s)	GROSS SIZE	ZONING	SALE DATE	SALE \$/PSF
1	SWC Ethanac Rd & Barnett Rd	331-070-003	5.82	CC	1.31.2024	\$17.36
2	SWC Ethanac Rd & Sherman Rd. Between Trumble Rd and Sherman Rd	331-110-039, 331-110-038	10.84	EDC-NG	8.7.2023	\$22.92
3	SEC Ethanac Rd & Evans Rd	331-060-020; 331-060-007, 331-060-008	13.87	EDC-NG	5.16.23	\$20.69
4	SEC Ethanac Rd & Evans Rd	331-060-023	5.79	EDC-NG	5.16.23	\$13.88
5	SEC Ethanac Rd & Evans Rd	331-060-030	0.82	EDC-NG	5.16.23	\$16.80
6	25245 Ethanac Rd, Menifee, CA 92585	330-180-014	4.41	EDC-NG	LISTING	\$15.62
7	26041 Murrieta Rd, Menifee, CA 92585	330-210-014	4.34	EDC-NG	LISTING	\$26.45
8	Trumble Rd - Mapes Rd - 2500 TRUMBLE ROAD, MENIFEE, CALIFORNIA	329-030-062	3.77	EDC-NG	LISTING	\$21.31



STATISTICS

Low	0.82		\$13.88
Avarage	7.43		\$18.33
Median	5.82		\$17.36
High	13.87		\$22.92

**Active listings are not part of statistics calcuations*

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