

ONLINE AUCTION

Allows For Contingencies



PRIME ±5.98-ACRE INDUSTRIAL DEVELOPMENT OPPORTUNITY IN NORTH COUNTY SAN DIEGO

540 West Clemmens Lane, Fallbrook, CA 92028

FRE Auctions & Voit Real Estate Services are pleased to present the Online Auction Plus event (allows for contingencies) for the purchase of a ±5.98 AC M-52 zoned industrial land parcel in North County San Diego.

PROPERTY HIGHLIGHTS

- ±5.5 AC net usable land (buyer to confirm)
- Plans in progress for ±49,426 SF manufacturing bldg & ±7,200 SF storage bldg
- CEQA completed
- Total Lot Size: ±5.98 AC (±260,488 SF)
- Easy Access to Highways: 6.3 miles to I-15 & 5.7 miles to Rte 76
- M-52 Zoning allows light industrial, manufacturing, and some semi-enclosed outside storage
- Situated near Camp Pendleton, this location offers exceptional logistical advantages for defense contractors and industrial suppliers

MINIMUM BID:
\$1,999,000

Previous List:
\$6,000,000

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

FRE.com/564D21

For additional property details, downloadable due diligence & auction info



DIRECT ACCESS TO MAJOR HIGHWAYS & DISTRIBUTION ROUTES



DISTANCE FROM SUBJECT PROPERTY

I-15 6.3 MILES
RTE 76 5.7 MILES

FALLBROOK OVERVIEW

The community of Fallbrook consists of 36,000 acres and is located south of Riverside County and east of Camp Pendleton. Most of the area is characterized by rolling hills covered in avocado and citrus orchards. However, as the topography changes, it creates natural buffers that separate Fallbrook from its neighbors. The Santa Margarita River crosses through the rugged terrain in the northern portion of the planning area and the San Luis Rey River runs along the southern boundary that Fallbrook shares with Bonsall. The eastern portion is dominated by steep slopes and I-15.

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