

INDUSTRIAL BUILDING FOR SALE OR LEASE

26151 JEFFERSON AVENUE, MURRIETA, CA



±7,304 SF Freestanding Industrial Building Available

Reception, two (2) private offices, coffee bar/sink & two (2) restrooms

HVAC in warehouse

Four (4) 12' X 12' grade level roll-up doors

400 amps, 120/208 volts, 3 phase power

MU-2 zoning which allows numerous commercial, industrial & office uses

Least Rate: \$1.50/SF + \$0.10/SF CAM

Sale Price: \$2,183,000 (\$299/SF)

Call agent to show

MATT CALVET

858.442.2072

matt.calvet@kidder.com

LIC N° 01949267

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



±7,304 SF

TOTAL AVAILABLE

4 (12' X 12')

GRADE-LEVEL DOORS

\$1.50/SF

LEASE RATE (\$0.10/SF CAM)

NOW

AVAILABLE

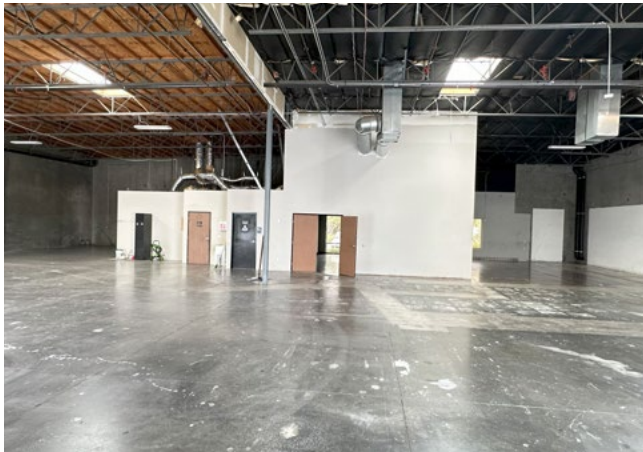
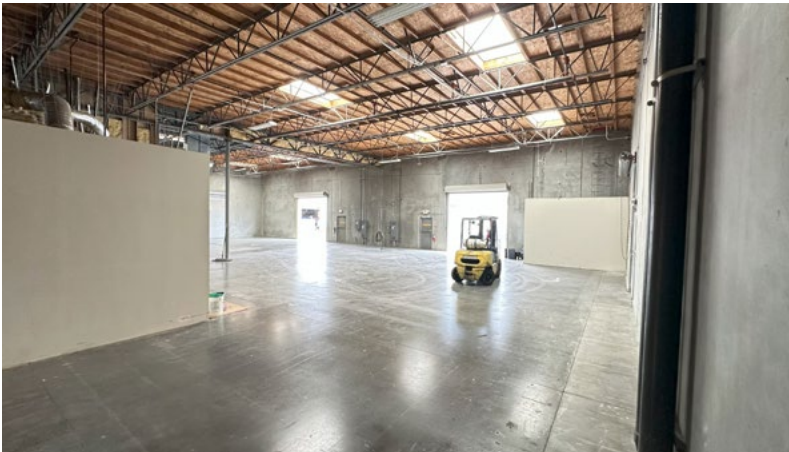
The floor plan shows a large rectangular building. On the left side, there is a smaller section containing a 'RECEPTION' area, two 'OFFICE' spaces, a 'WET BAR', and two restrooms labeled 'RR'. The rest of the building is a large 'WAREHOUSE'. There are four grade-level doors, each labeled 'GL DOOR (12' X 12')': one on the top wall, one on the bottom wall, and two on the right wall.

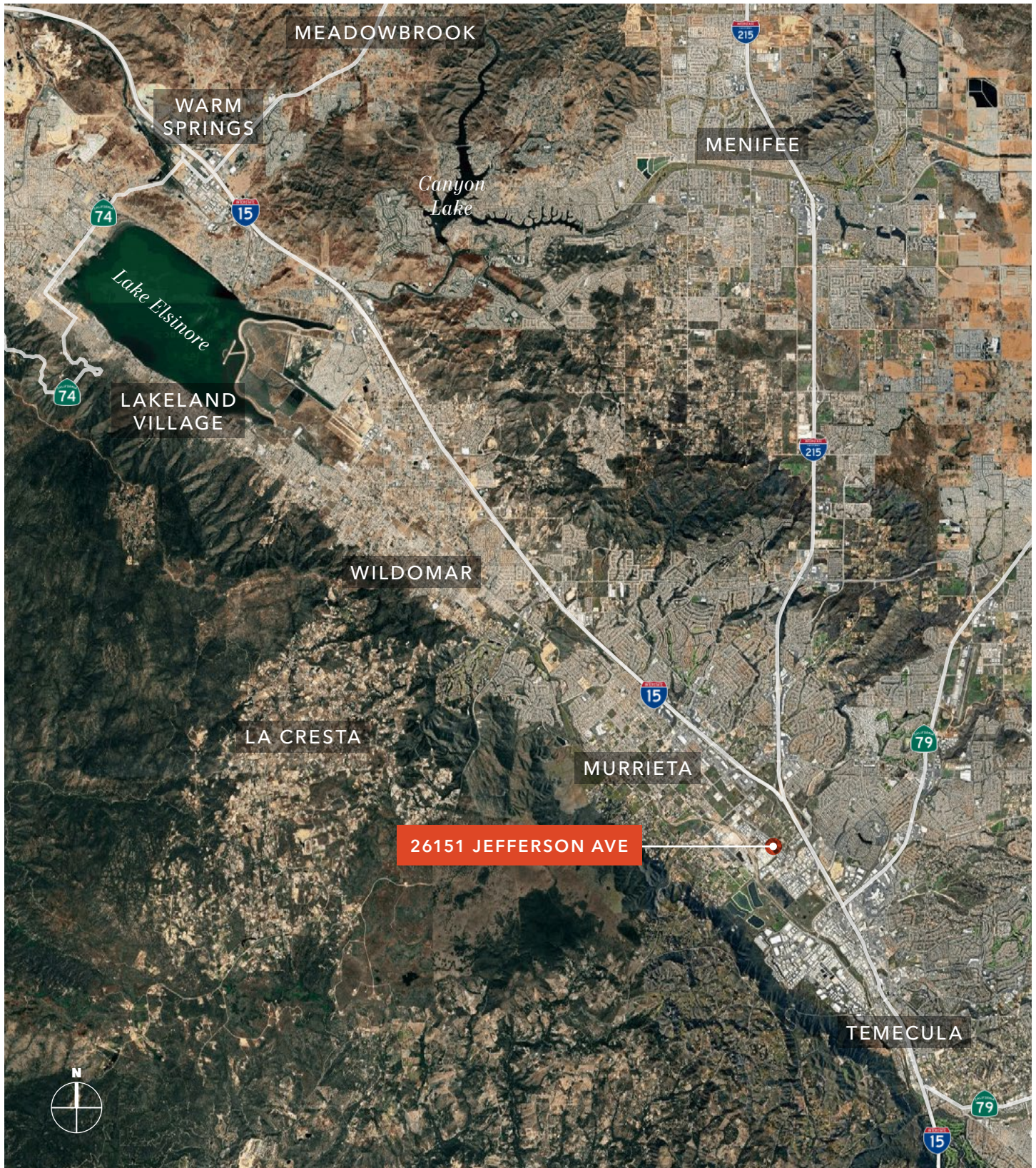
MATT CALVET 858.442.2072 | matt.calvet@kidder.com | LIC N° 01949267

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

The logo for Kidder Mathews, featuring a red square with the letters 'km' in white, followed by the text 'Kidder Mathews' in a bold, black, sans-serif font.





KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.