

MURRIETA COMMERCE CENTER

41571 CORNING PLACE, SUITES 105 & 108, MURRIETA, CA 92562

FOR LEASE

±1,728 SF INDUSTRIAL SPACE



FOR MORE INFORMATION, PLEASE CONTACT:

CAREY PASTOR | Senior Vice President

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CalDRE License # 01403298



**COLDWELL
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Corp. Cal DRE License # 02089395

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PROPERTY HIGHLIGHTS

- ±1,728 SF Industrial space for lease
- Standard office improvements include: reception, private office, coffee bar w/sink and restroom
- 14' - 16' warehouse clear height
- One (1) 10'w x 12' h grade level roll-up door per unit
- 125 Amp, 120/208v 3phase power supply per unit
- Business Park (BP) Zoning - City of Murrieta



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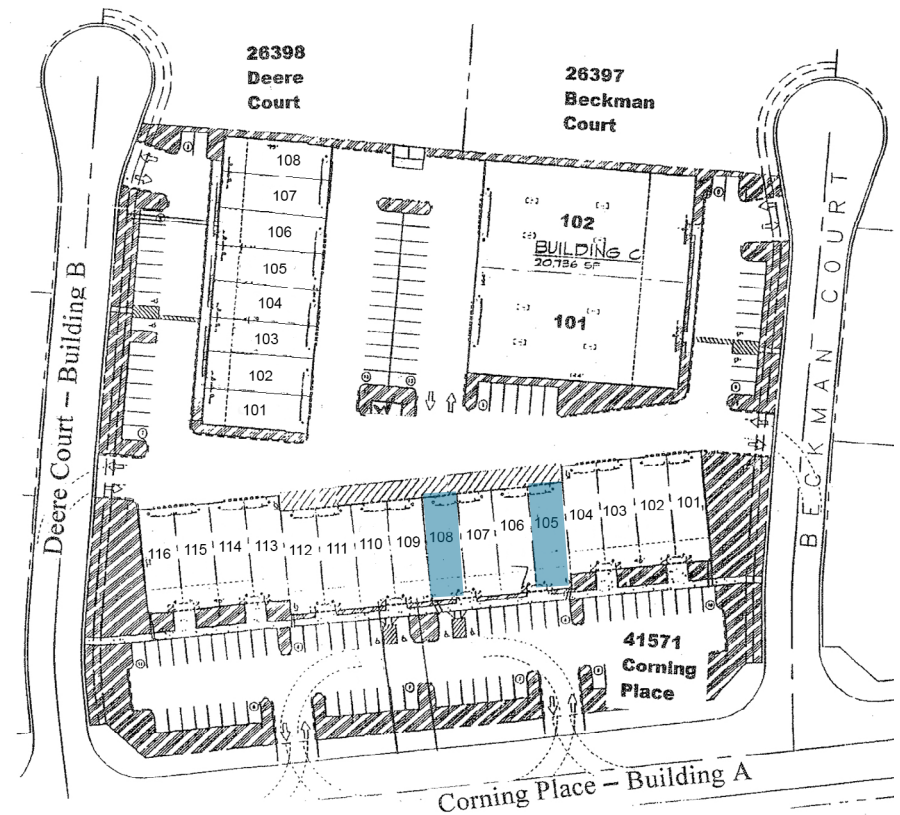
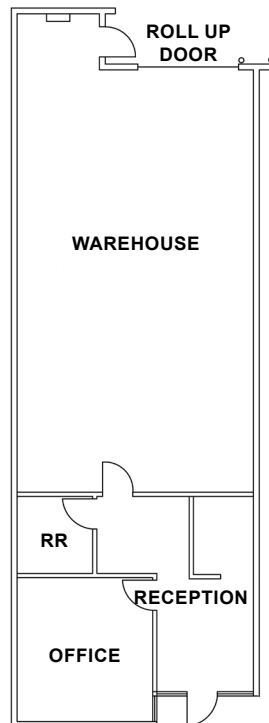
AVAILABILITY

UNIT	UNIT SIZE	MONTHLY RENTAL RATE	DESCRIPTION
105	±1,728 SF	\$2,440.00 Base Rent + CAO [*]	Reception area, copy room, 1 private office, coffee bar with sink, 1 restroom, balance of space warehouse.
108	±1,728 SF	\$2,440.00 Base Rent + CAO [*]	Reception area, copy room, 1 private office, coffee bar with sink, 1 restroom, balance of space warehouse.

*\$66 Monthly Common Area Operating Expense (CAOE) in addition to monthly base rent

TYPICAL FLOOR PLAN

*NOT TO SCALE



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