

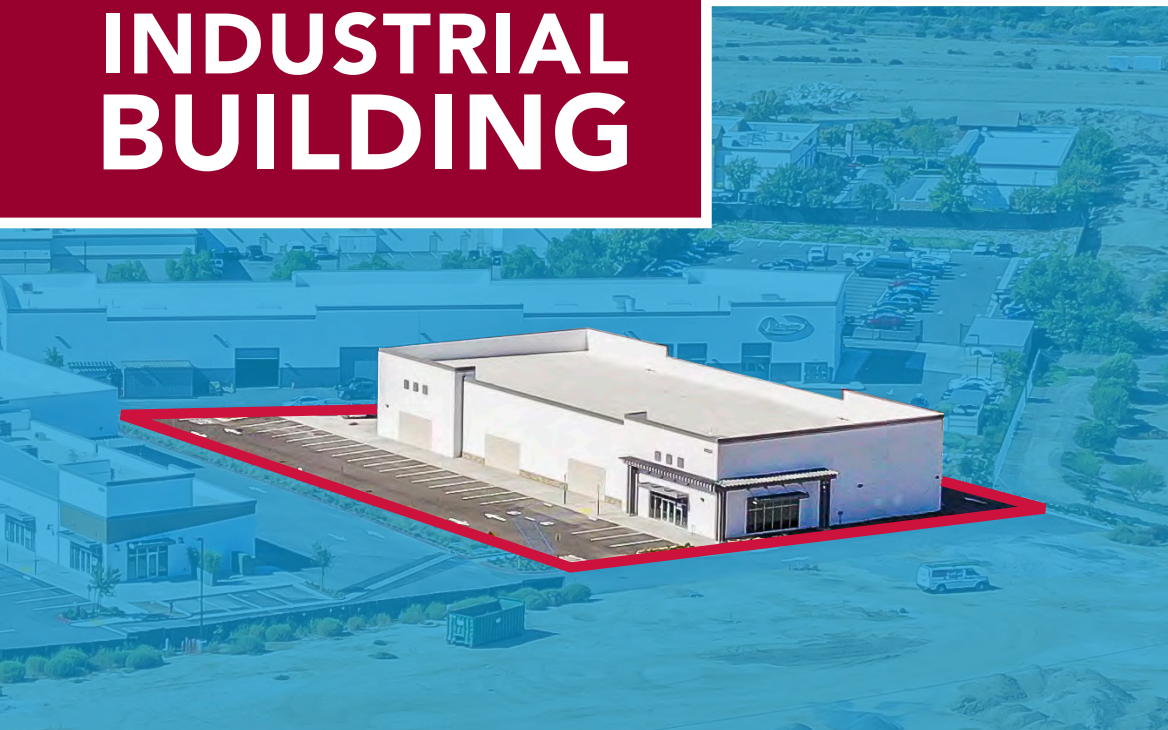


FOR SALE OR LEASE

±13,428 SF
INDUSTRIAL
BUILDING

FRENCH VALLEY
COMMONS

30932 BENTON ROAD
MURRIETA, CA



FOR SALE OR LEASE

±13,428 SF INDUSTRIAL BUILDING

PROPERTY HIGHLIGHTS

- ➔ ±13,428 SF Industrial Building
Approx. 990 SF of Office:
2 private offices, 1 reception,
coffee bar and 2 restrooms
- ➔ Power: 800 Amp, 3 Phase 277/480v
- ➔ GL Doors: Two (2) 12'x14'
- ➔ Clr Height: Up to 20' Clr
- ➔ Parking: (28) 2:1,000
- ➔ EV Charging Available
- ➔ Seven Parcel Light Industrial Park
- ➔ Joint access with Stater Bros. and CVS center
- ➔ Join Dollar Tree, O'Reilly Auto Parts, and other national tenants
- ➔ Fast Growing Area with an Abundance of residential projects currently in progress
- ➔ Clinton Keith expansion complete to Max Gilliss Blvd/Leon Rd
- ➔ Convenient access to Winchester Rd/ 79 Fwy
- ➔ Final Phase of Clinton Keith Expansion From Benton/Winchester Road/HWY 79 to I-215 Under Construction

ASKING PRICE: \$269 PSF

ASKING NNN/MO.: \$1.25 PSF

FRENCH VALLEY COMMONS

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FULLY ENTITLED! PHASE I UNDER CONSTRUCTION!



**LEON ROAD
EXTENSION**

**CLINTON KEITH
ROAD EXTENSION**

SITE
**FRENCH VALLEY
COMMONS**
±14.65 ACRES (±638,154 SF)

ARCO

WINCHESTER RD

BENTON RD

PHASE I

LIGHT INDUSTRIAL

PHASE II

RETAIL

S1
5,100 SF

S2
5,800 SF

B2
13,690 SF

B4
11,980 SF

B6
9,170 SF

B5
8,543 SF

B7
9,170 SF

R5
6,000 SF

B3
13,917 SF
IN ESCROW

B1
22,925 SF
IN ESCROW

**JOINT
ACCESS**

**NEW
SIGNALIZED
ENTRANCE**

**NEW
SIGNAL**



END CAP
DRIVE THRU
AVAILABLE
5,400 SF

PROPOSED
LUBE & TUNE

PROPOSED
NATIONAL
BURGER
QSR



DEL TACO

SUBWAY

STARBUCKS

COLD STONE

Chevron

POPEYE'S

Denny's

Farmer Boys

SHELL

Carli's Jr.

CVS
pharmacy

SUPERCUTS

STATER BROS
markets

GOODYEAR

DOLLAR TREE

O'Reilly
AUTO PARTS

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BUILDING**

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COMMONS**

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SITE FRENCH VALLEY
COMMONS
±14.65 ACRES (±638,154 SF)



CONTACT AGENT FOR MORE INFORMATION

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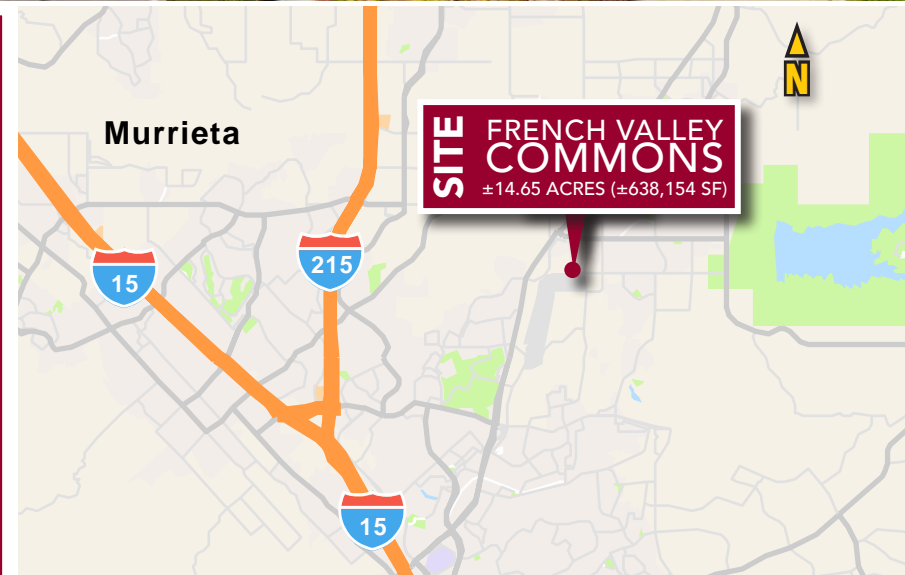
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Lee & Associates Commercial Real Estate Services, Inc. -Riverside.



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COMMONS
±14.65 ACRES (±638,154 SF)