

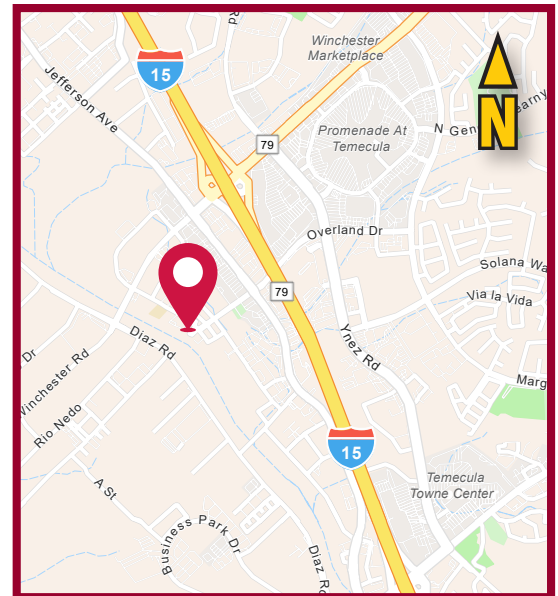
27479 ENTERPRISE
CIRCLE WEST
TEMECULA, CA 92590

FOR SALE
±12,738 SF INDUSTRIAL BUILDING



FEATURES:

- 12,738 SF FREESTANDING INDUSTRIAL BUILDING
- 16' CLEAR HEIGHT
- TWO (2) GROUND LEVEL ROLL-UP DOORS
 - ONE (1) 10' X 12' GL DOOR
 - ONE (1) 10' X 14' GL DOOR
- POWER: 400 AMP 120/208V 3 PHASE (VERIFY)
- 0.7 ACRE (30,491 SF) LOT
- SMALL FENCED YARD AREA
- 16 PARKING SPOTS: 1.21 PER 1,000 SF
- SHOWROOM AREA, SEVERAL PRIVATE OFFICES, AND TWO (2) RESTROOMS
- ZONING: SP-14 - [UPTOWN TEMECULA SPECIFIC PLAN](#) (VERIFY)
- GREAT LOCATION NEAR THE I-15 FREEWAY AND NEARBY RETAILERS
- MAJOR REFURBISHMENTS UNDERWAY:
 - NEW PAINT
 - REPLACEMENT OF THREE (3) HVAC UNITS



ASKING PRICE:

\$3,184,500 (\$250 PSF)

GORDON MIZE

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PROPOSED MURRIETA CREEK BRIDGE AND OVERLAND DRIVE EXTENSION PROJECT ([CLICK HERE TO READ MORE](#))

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