



AVAILABLE FOR SALE OR LEASE

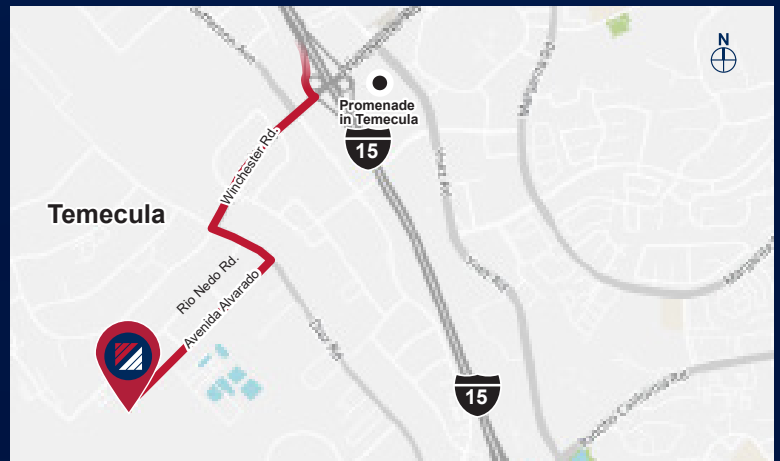
# MS MOUNTAIN VIEW BUSINESS PARK

BLDG.  
**SIX**

4 2 6 3 7 A V E N I D A A L V A R A D O | T E M E C U L A | C A

## PROPERTY HIGHLIGHTS

- ±19,769 SF Industrial Building For Sale or Lease
- Warehouse: ±18,181 SF
- Office: ±1,588 SF
- 25 Parking Spaces
- 277/480 Volts, 800 Amps
- 24' Clear Height
- ESFR K25/20-PSI Sprinklers
- 2 Dock High Doors (9'x10')
- 1 Ground Level Door (12'x15')
- Zoned: Light Industrial Schedule of Permitted Uses
- Fee Simple Building
- Shared Secured Yard
- LED Lighting in Warehouse



## FOR MORE INFORMATION, CONTACT:

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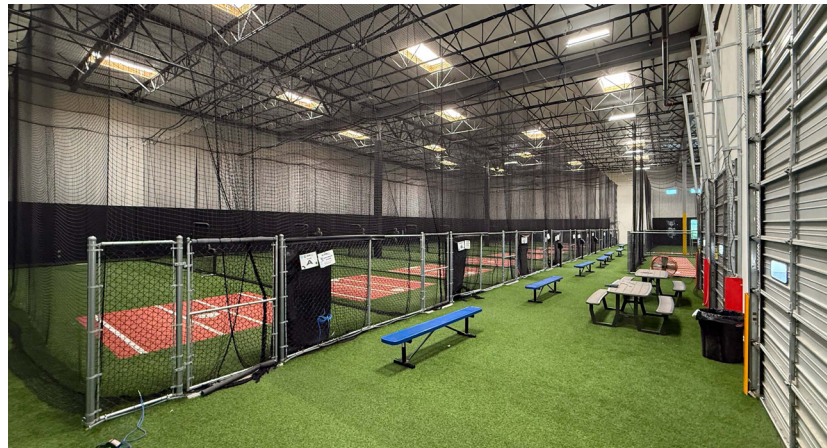
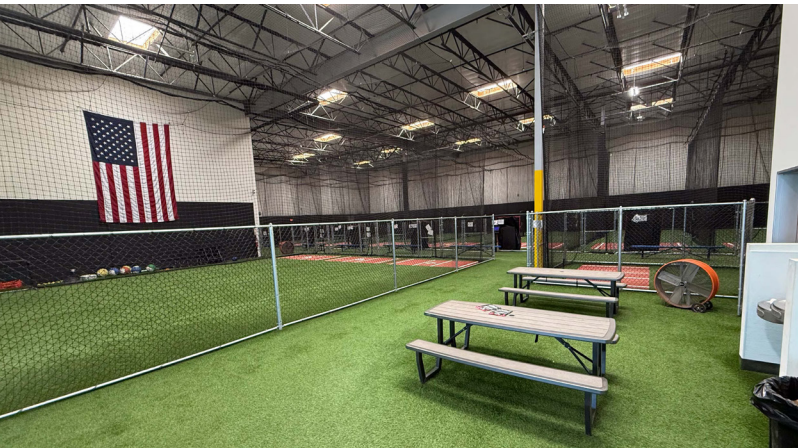
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PHOTOS

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

**LEE & ASSOCIATES**

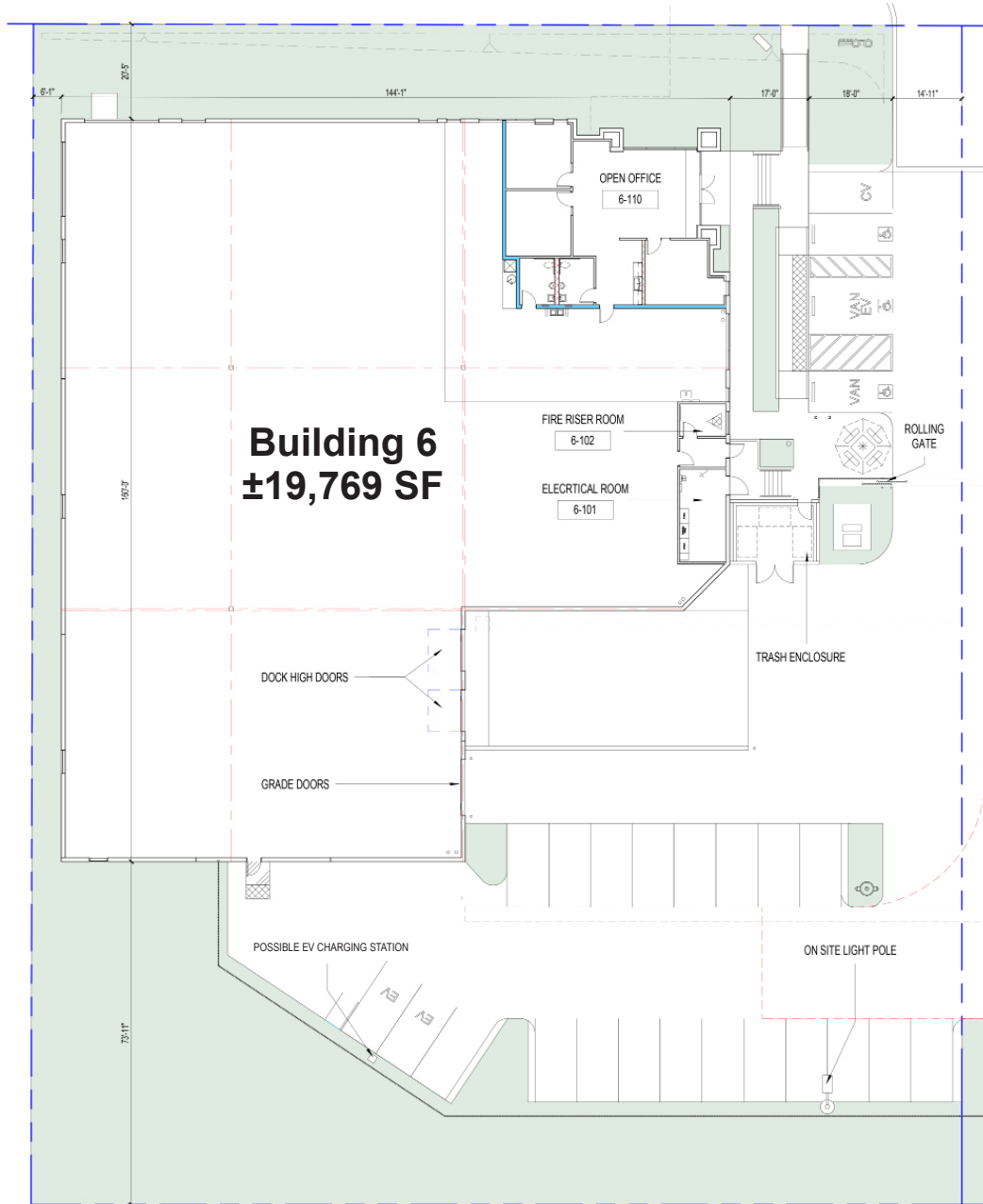
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**SITE & OFFICE PLAN**

4 2 6 3 7 AVENIDA ALVARADO | TEMECULA | CA



**\*NOT TO SCALE**

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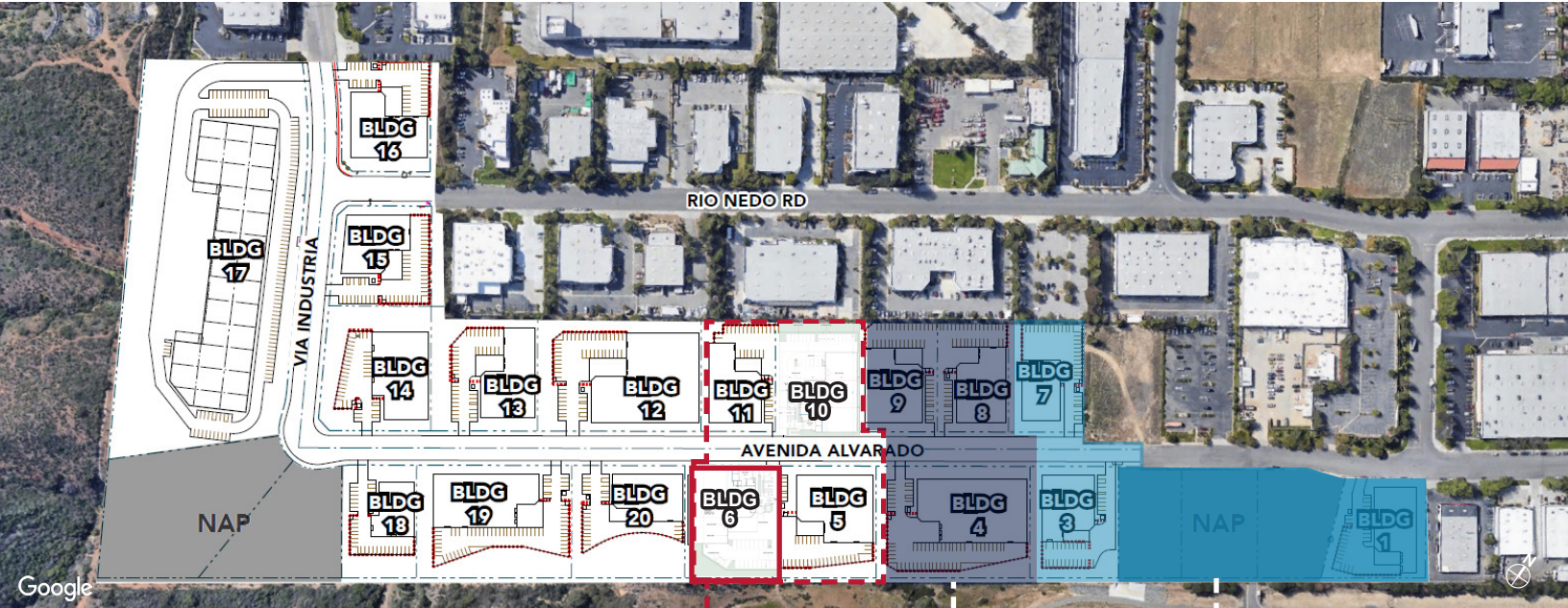
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# MS MOUNTAIN VIEW BUSINESS PARK

# BLDG. SIX

SITE & ELEVATION PLAN

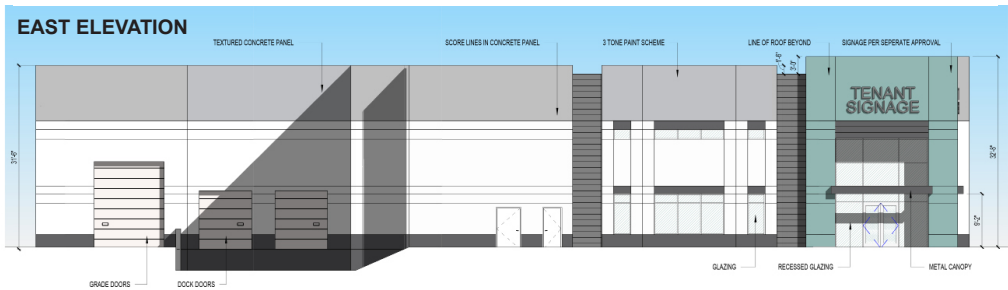
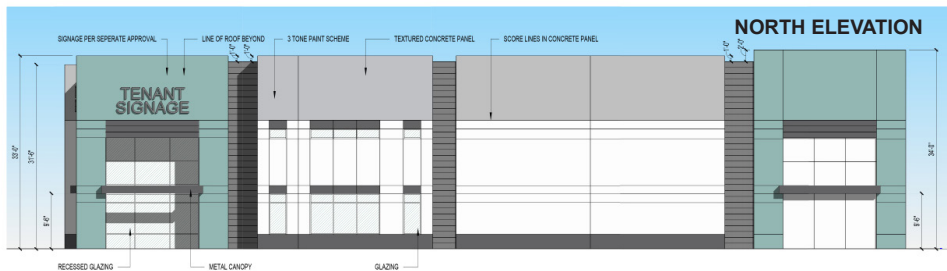
4 2 6 3 7 AVENIDA ALVARADO | TEMECULA | CA



**PHASE III**

**PHASE II**

**PHASE I**



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AMENITIES MAP

42637 AVENIDA ALVARADO | TEMECULA | CA



**SUBJECT  
PROPERTY**

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