

ELM STREET BUSINESS PARK

41705 ELM STREET, UNITS 201 & 202, MURRIETA, CA 92562

INDUSTRIAL CONDOS
FOR LEASE



FOR MORE INFORMATION, PLEASE CONTACT:

CAREY PASTOR | Senior Vice President

(951) 297-7434 | cpastor@cbcsocalgroup.com

CalDRE License # 01403298



COLDWELL BANKER
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PROPERTY HIGHLIGHTS

- $\pm 1,754$ SF - $\pm 3,508$ SF Industrial Condo for lease
- Office improvements include: reception area, 1 private office, 1 restroom per 1,754 SF unit
- One 10'w x 12'h grade level door per unit
- 200 amps / 3 phase power per unit
- GI (General Industrial) Zoning allows for multiple industrial and office uses
- Parking 2.5:1,000
- Close Proximity to I-15 Freeway via Murrieta Hot Springs Road and Winchester Road

ELM STREET BUSINESS PARK

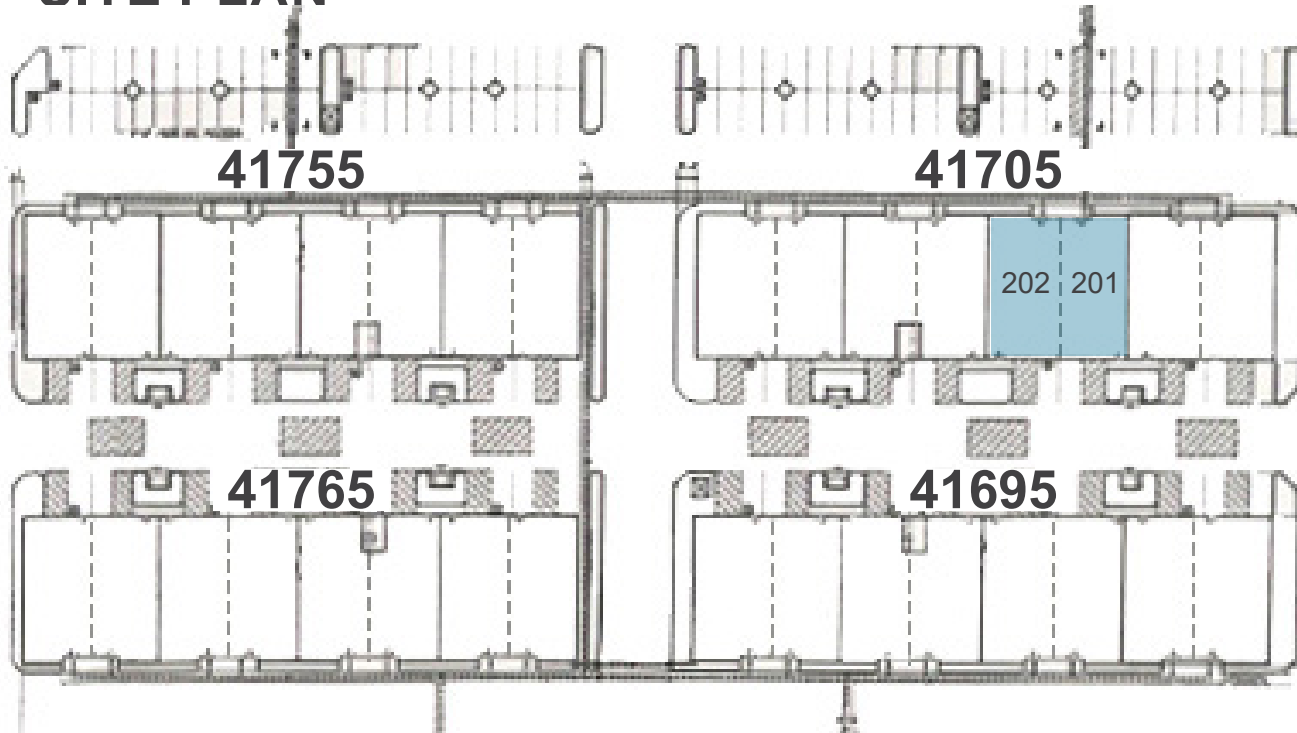
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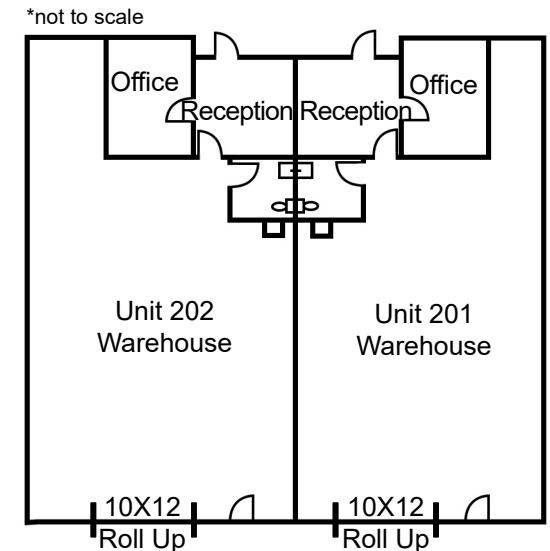
AVAILABILITY

UNIT	SIZE	MONTHLY RENTAL RATE	DESCRIPTION
201	+/- 1,754 SF	\$2,280.00 Base Rent + \$264.00 OA Fee	Reception area, 1 private office, 1 restroom, warehouse with rear loading roll up door and man door
202	+/- 1,754 SF	\$2,280.00 Base Rent + \$264.00 OA Fee	Reception area, 1 private office, 1 restroom, warehouse with rear loading roll up door and man door
201/202	+/- 3,508 SF	\$4,560.00 Base Rent + \$528.00 OA Fee	2 Reception areas, 2 private offices, 2 restrooms, warehouse with 2 rear loading roll up doors and 2 man doors

SITE PLAN



FLOOR PLAN



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LOCATION AERIAL



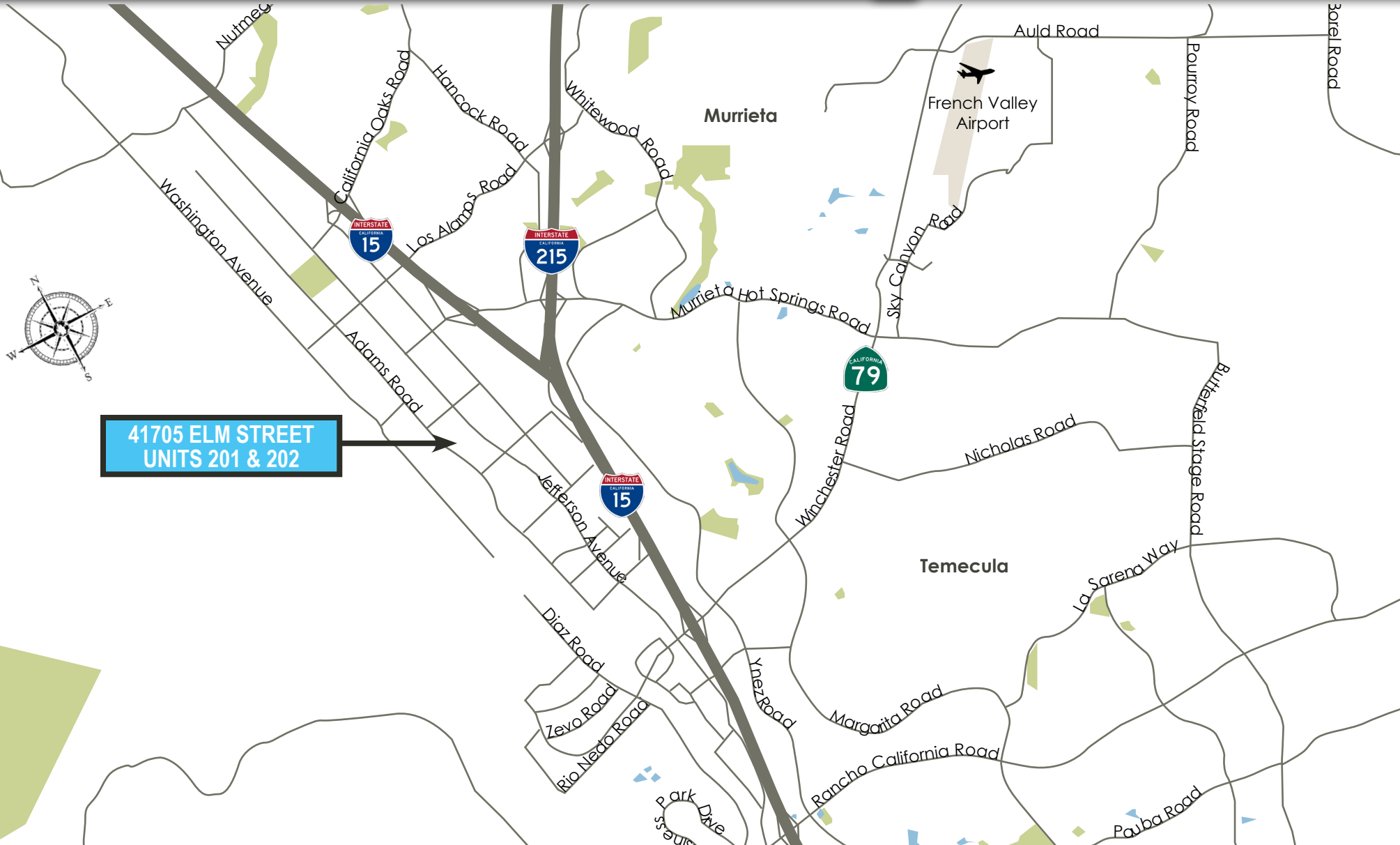
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CalDRE # 01403298

27368 Via Industria | Suite 102

Temecula | California | 92590

t 951.200.7683 | f 951.755.1738

cbsocalgroup.com



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