

**26059 JEFFERSON AVENUE**  
MURRIETA, CA 92562

**FOR SALE**  
±9,265 SF FREESTANDING INDUSTRIAL  
BUILDING W/ YARD



**FOR MORE INFORMATION, PLEASE CONTACT:**

**CAREY PASTOR**

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## PROPERTY HIGHLIGHTS

- ±9,265 SF Freestanding Industrial Building w/Yard
- Excellent visibility from Jefferson Avenue with ±29,000 cars per day
- Near signalized intersection
- Fenced yard
- Reception, 2 private offices, 2 restrooms, coffee bar
- 20' warehouse clear height
- 12'x14' GL door
- 400 Amps, 277-480V 3 phase electric
- Prior city approval for showroom/retail uses (Buyer to verify)
- Offered for Sale at \$2,499,000.00



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