

INDUSTRIAL FOR LEASE

41145 RAIN TREE CT, MURRIETA, CA



±5,968 SF Two-Story, End-Cap Warehouse Unit For Lease

Open loft area with ±300 SF outdoor covered balcony

±900 SF fully secured yard with drive-through access

2 grade level doors (12' x 14')

200 amps, 120-280 volts, 3 PH

10 parking spaces

22' minimum clear height

Skylights

Easy Access to Interstate 15 via Winchester Road

Updates include new roof, flooring, paint, and warehouse lighting

MATT CALVET

858.442.2072

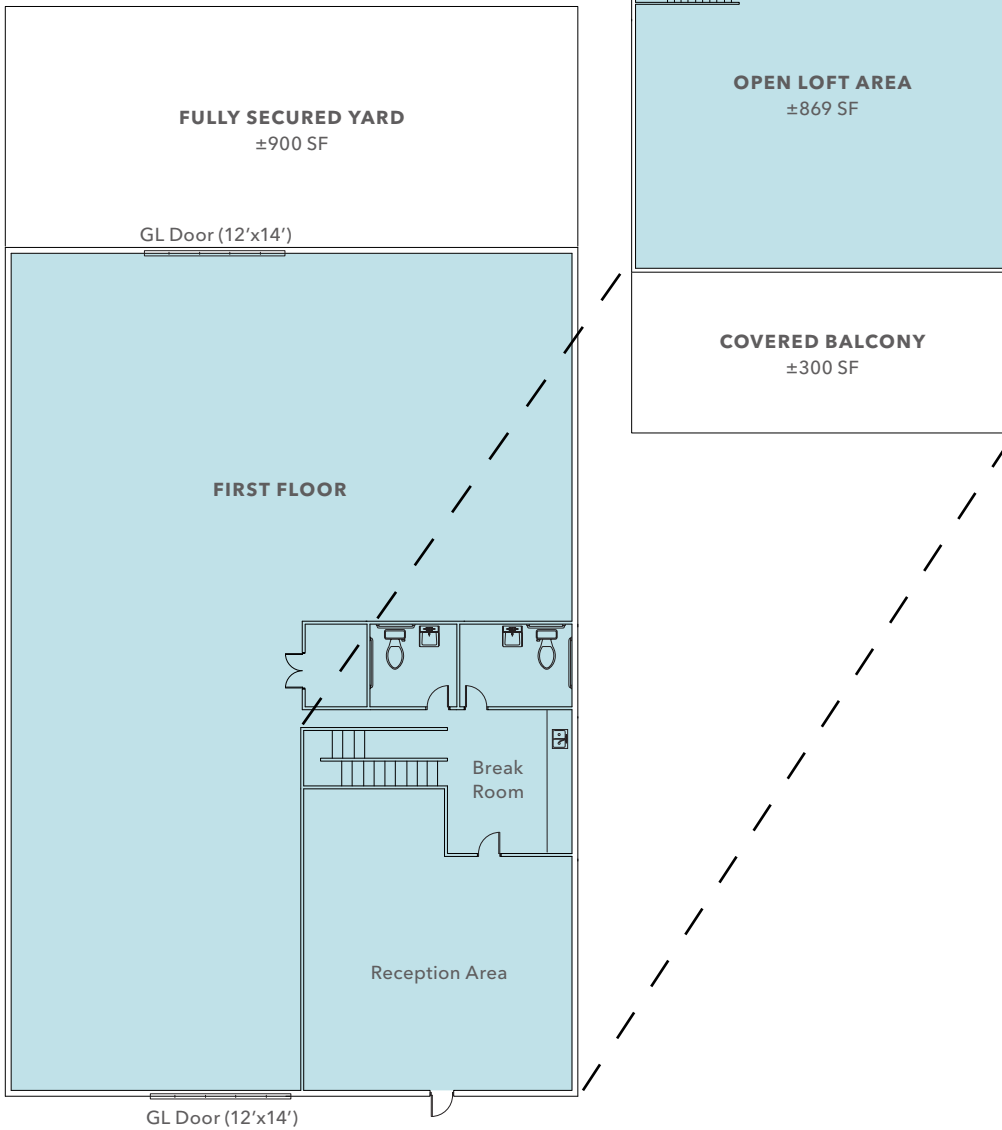
matt.calvet@kidder.com

LIC N° 01949267

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





$\pm 5,968$ SF

TOTAL AVAILABLE

22'

CLEAR HEIGHT

UPDATES

NEW ROOF, FLOORING, PAINT,
& WAREHOUSE LIGHTING

2 (12' X 14')

GRADE-LEVEL DOORS

\$1.35 MG

LEASE RATE + \$0.10 CAM
(SF/MO)

NOW

AVAILABLE

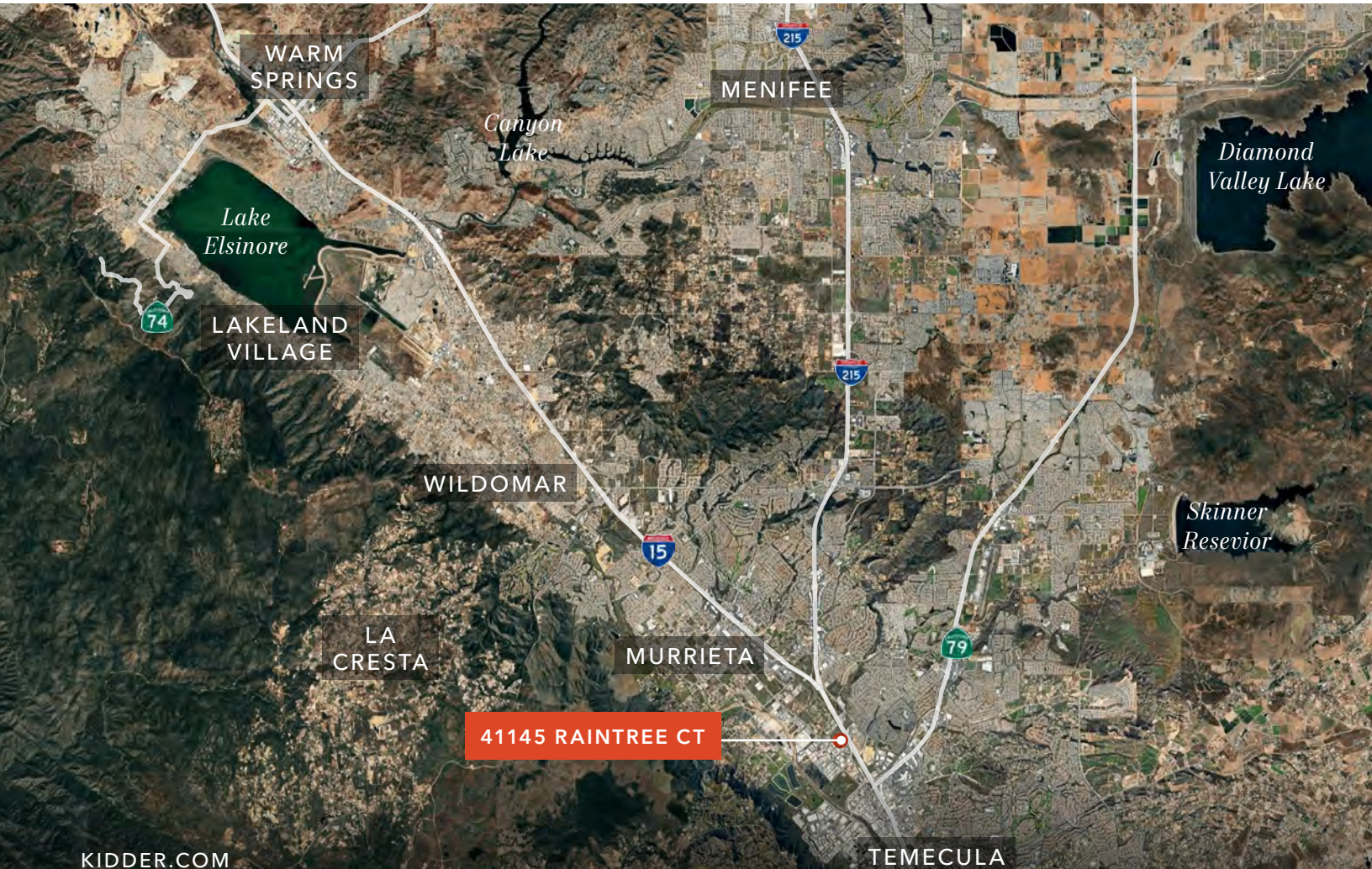
MATT CALVET 858.442.2072 | matt.calvet@kidder.com | LIC N° 01949267

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



41145 RAINTREE COURT



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

