



AVAILABLE FOR SALE OR LEASE

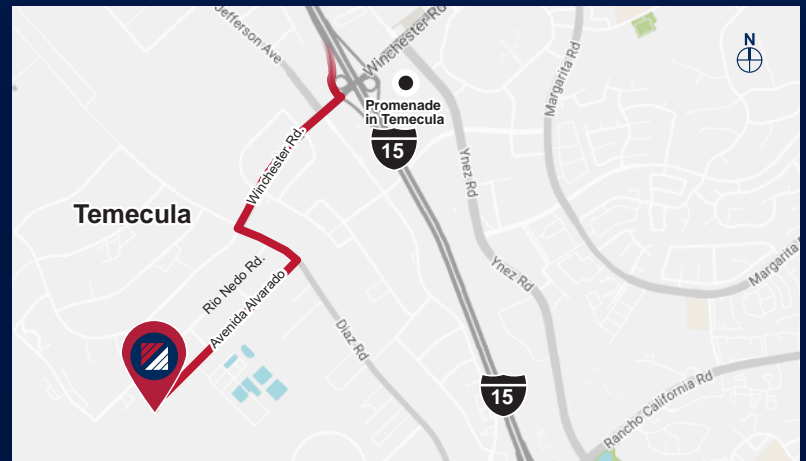
MS MOUNTAIN VIEW BUSINESS PARK

BLDG. **13**
THIRTEEN

4 2 6 7 2 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

- ±19,727 SF Freestanding Industrial Building For Sale or Lease
- Office = ±1,694 SF
- Warehouse = ±18,033 SF
- 32 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
- Secured Yard
- Ready for Immediate Occupancy



FOR MORE INFORMATION, CONTACT:

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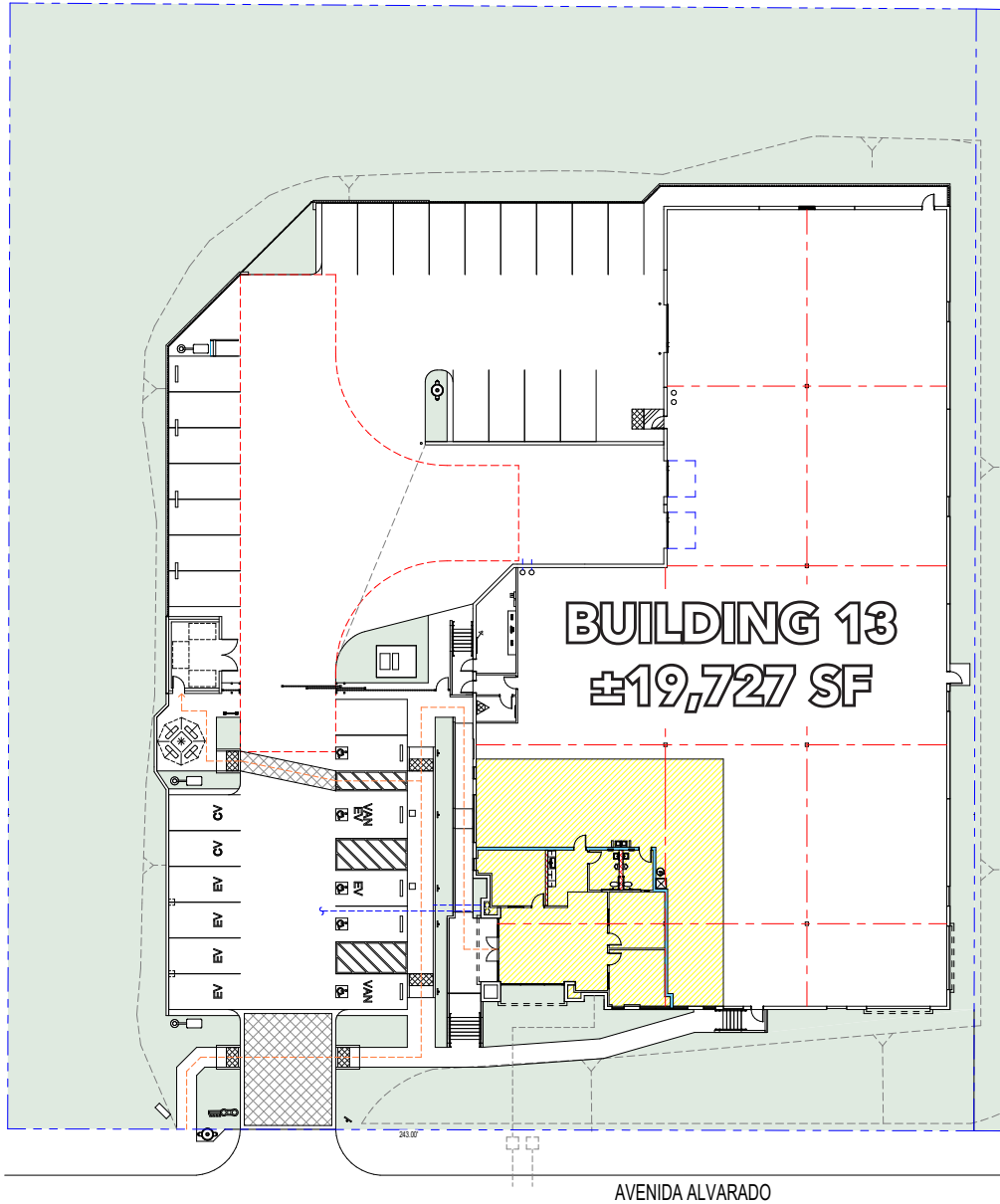
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SITE & OFFICE PLAN

4 2 6 7 2 AVENIDA ALVARADO | TEMECULA | CA



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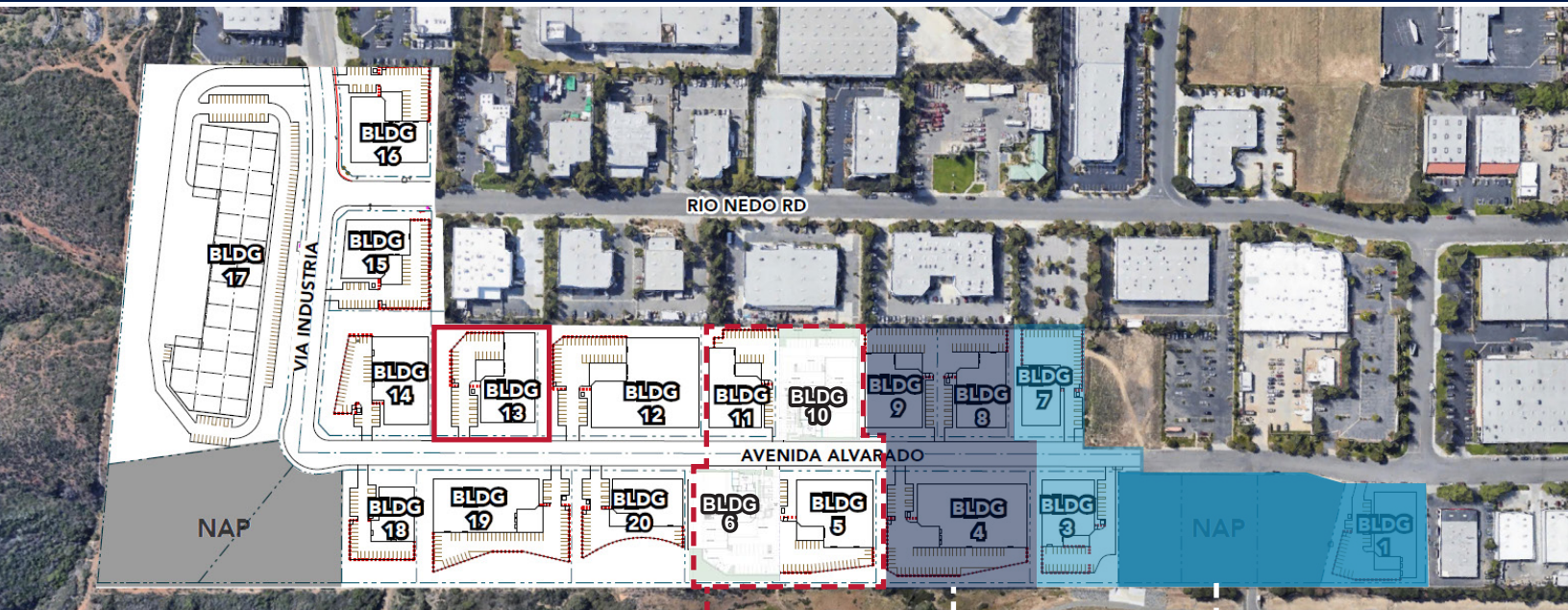
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42672 AVENIDA ALVARADO | TEMECULA | CA

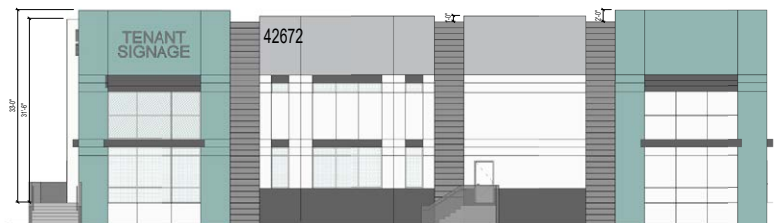


PHASE III

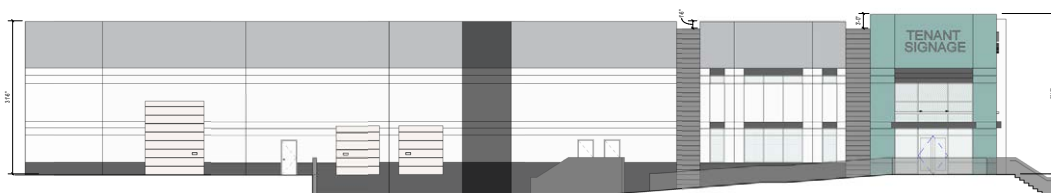
PHASE II

PHASE I

SOUTH ELEVATION



WEST ELEVATION



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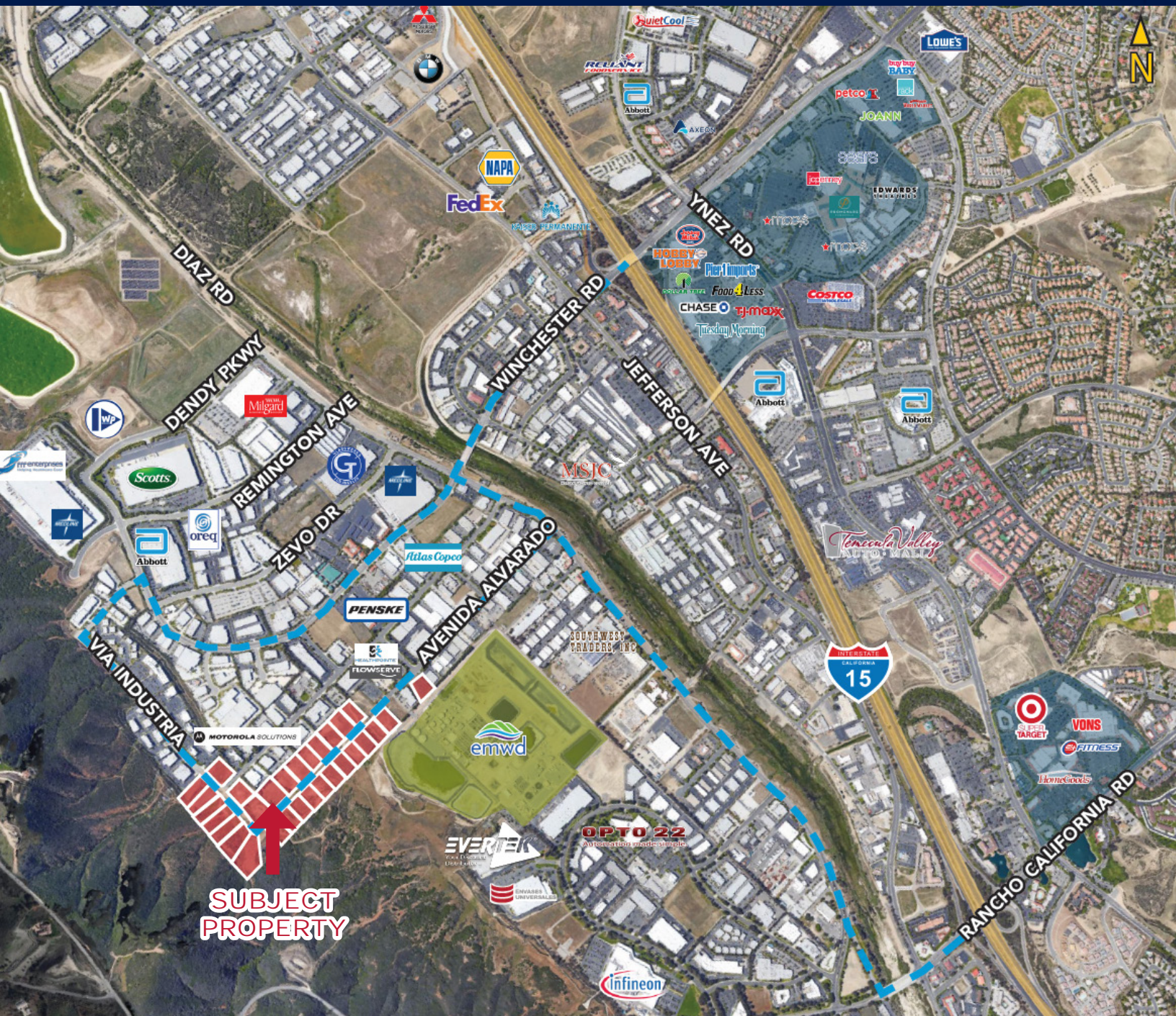
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AMENITIES MAP

42672 AVENIDA ALVARADO | TEMECULA | CA



**SUBJECT
PROPERTY**

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