



±6,113 SF Industrial Showroom

26450 JEFFERSON AVE, SUITE 101, MURRIETA, CA 92562

FOR LEASE



**Kidder
Mathews**

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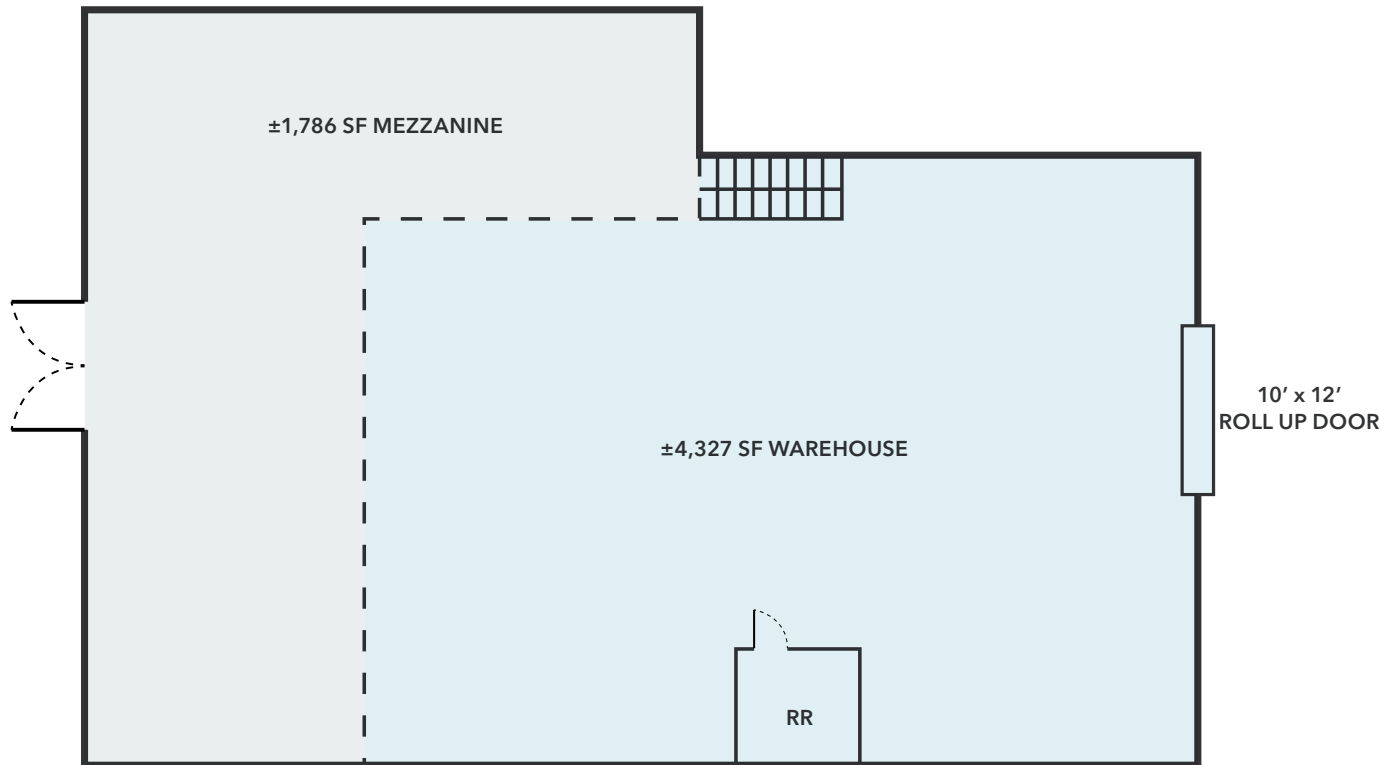
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BUILDING FEATURES

±4,327 SF ground floor industrial space

±1,786 second floor office space

END CAP unit on signalized corner (Corning Pl. & Jefferson Ave.)

ILLUMINATED building signage

(1) 10'X12' GL roll-up door

GENEROUS GLASS LINE: Window advertisement permitted

TRAFFIC COUNTS: Jefferson Ave. - ±29,320 CPD

18' clear height

LEASE RATE: \$1.40 + \$.05/psf CAM

AREA FEATURES

LOCATED in Murrieta's prime business district

1.2 MILES to Murrieta Hot Springs Rd. on/off ramp (I-15)

CLOSE BY AMENITIES: Wells Fargo, Wal-Mart, Home Depot, Staples, Shell Gas, Rancho Spring Medical Center, 7-Eleven

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