

# MURRIETA COMMERCE CENTER

26398 DEERE COURT, SUITE 103, MURRIETA, CA 92562

**FOR SUBLEASE**

**±1,728 SF INDUSTRIAL SPACE**



**FOR MORE INFORMATION, PLEASE CONTACT:**

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CalDRE License # 01403298



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## PROPERTY HIGHLIGHTS

- ±1,728 SF Industrial space for lease
- Standard office improvements include: reception, private office, coffee bar w/sink and restroom
- 14' - 16' warehouse clear height
- One (1) 10'w x 12' h grade level roll-up door per unit
- 125 Amp, 120/208v 3phase power supply per unit
- Business Park (BP) Zoning - City of Murrieta



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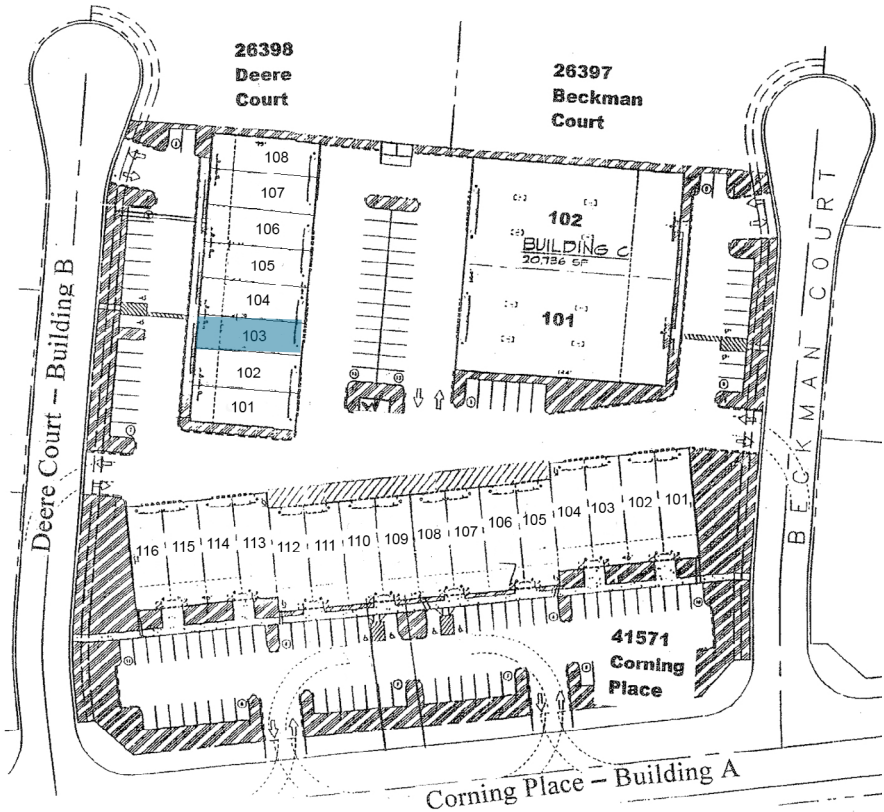
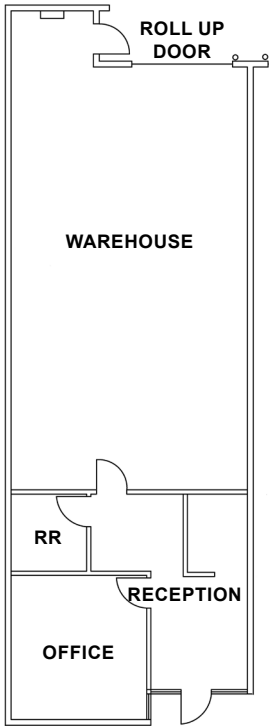
## AVAILABILITY

| UNIT | UNIT SIZE | MONTHLY RENTAL RATE          | DESCRIPTION                                                                                                |
|------|-----------|------------------------------|------------------------------------------------------------------------------------------------------------|
| 103  | ±1,728 SF | \$2,526.00 Base Rent + CAOE* | Reception area, copy room, 1 private office, coffee bar with sink, 1 restroom, balance of space warehouse. |

\*2026 Common Area Operating Expense (CAOE) assessed at \$66.00 per month and are subject to annual reconciliation and increases

## TYPICAL FLOOR PLAN

\*NOT TO SCALE



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