

# ELM STREET BUSINESS PARK

41705 ELM STREET, UNITS 201 & 202, MURRIETA, CA 92562

**+/- 3,508 SF  
INDUSTRIAL CONDO  
FOR SALE OR LEASE**



**FOR MORE INFORMATION, PLEASE CONTACT:**

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CalDRE License # 01403298



**COLDWELL BANKER  
COMMERCIAL**  
SC

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## PROPERTY HIGHLIGHTS

- $\pm 3,508$  SF Industrial Condo for Sale or Lease
- Demised into 2 x +/-1,754 SF units - separately metered for electrical service private office, 1 restroom per 1,754 SF unit
- One 10'w x 12'h grade level door per unit
- 200 amps / 3 phase power per unit
- GI (General Industrial) Zoning allows for multiple industrial and office uses
- Parking 2.5:1,000
- Close Proximity to I-15 Freeway via Murrieta Hot Springs Road and Winchester Road
- Offered for Sale at \$978,000

# ELM STREET BUSINESS PARK

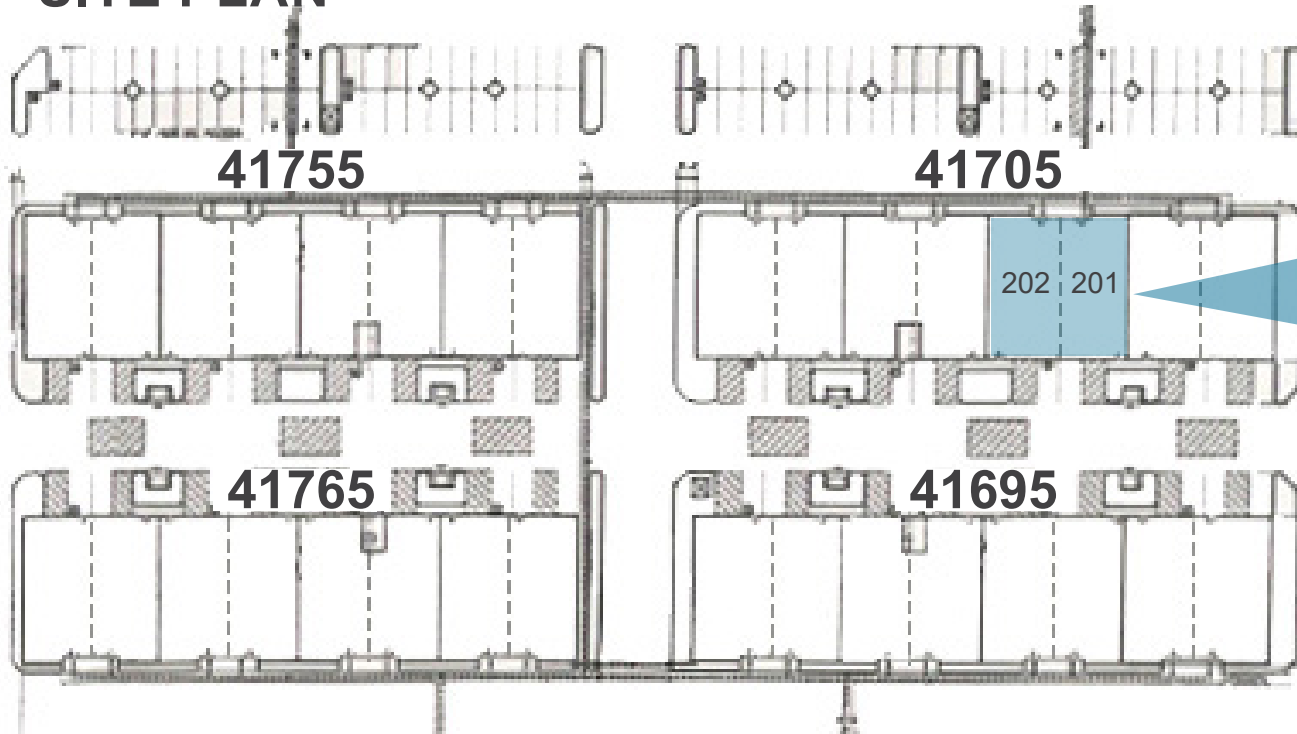
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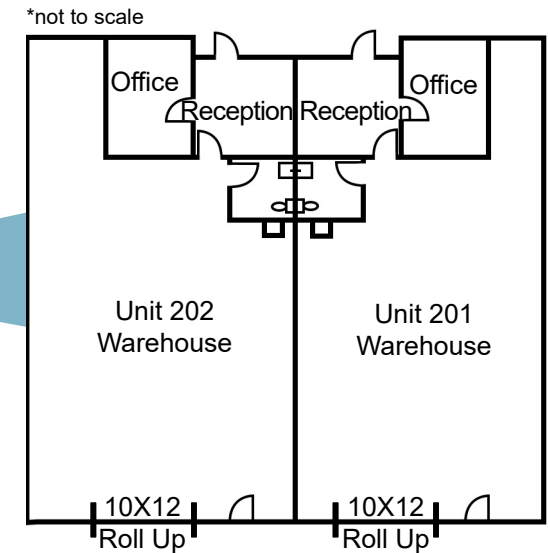
## LEASING AVAILABILITES

UNIT	SIZE	MONTHLY RENTAL RATE	DESCRIPTION
201	+/- 1,754 SF	\$2,280.00 Base Rent + \$264.00 OA Fee	Reception area, 1 private office, 1 restroom, warehouse with rear loading roll up door and man door
202	+/- 1,754 SF	\$2,280.00 Base Rent + \$264.00 OA Fee	Reception area, 1 private office, 1 restroom, warehouse with rear loading roll up door and man door
201/202	+/- 3,508 SF	\$4,560.00 Base Rent + \$528.00 OA Fee	2 Reception areas, 2 private offices, 2 restrooms, warehouse with 2 rear loading roll up doors and 2 man doors

## SITE PLAN



## FLOOR PLAN





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## LOCATION AERIAL



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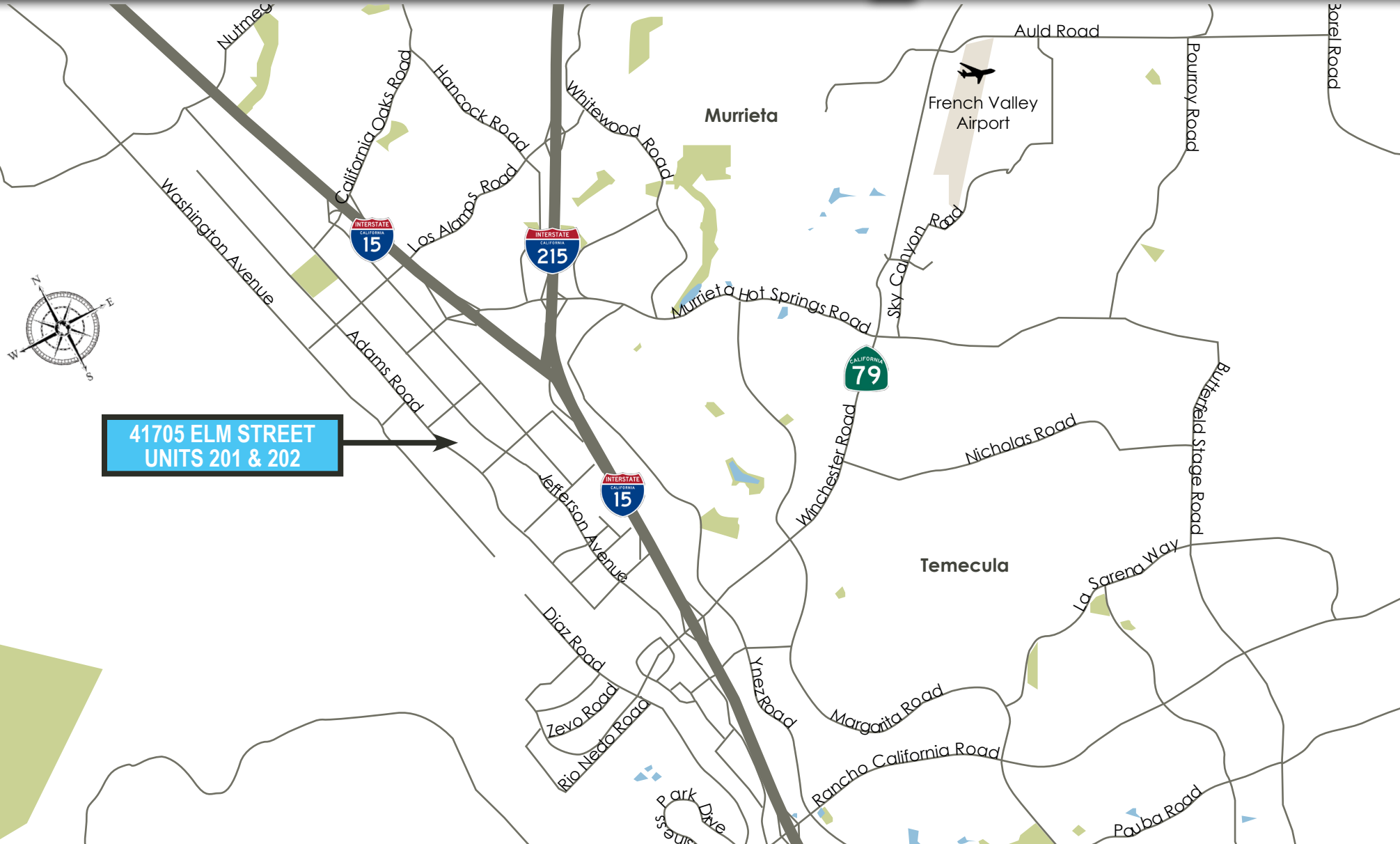
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