

**26187 JEFFERSON AVENUE**  
MURRIETA, CA 92562

**+/- 6,706 SF INDUSTRIAL  
BUILDING FOR SALE**



**FOR MORE INFORMATION, PLEASE CONTACT:**

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CalDRE License # 01403298



**COLDWELL  
BANKER  
COMMERCIAL  
SC**

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## PROPERTY HIGHLIGHTS

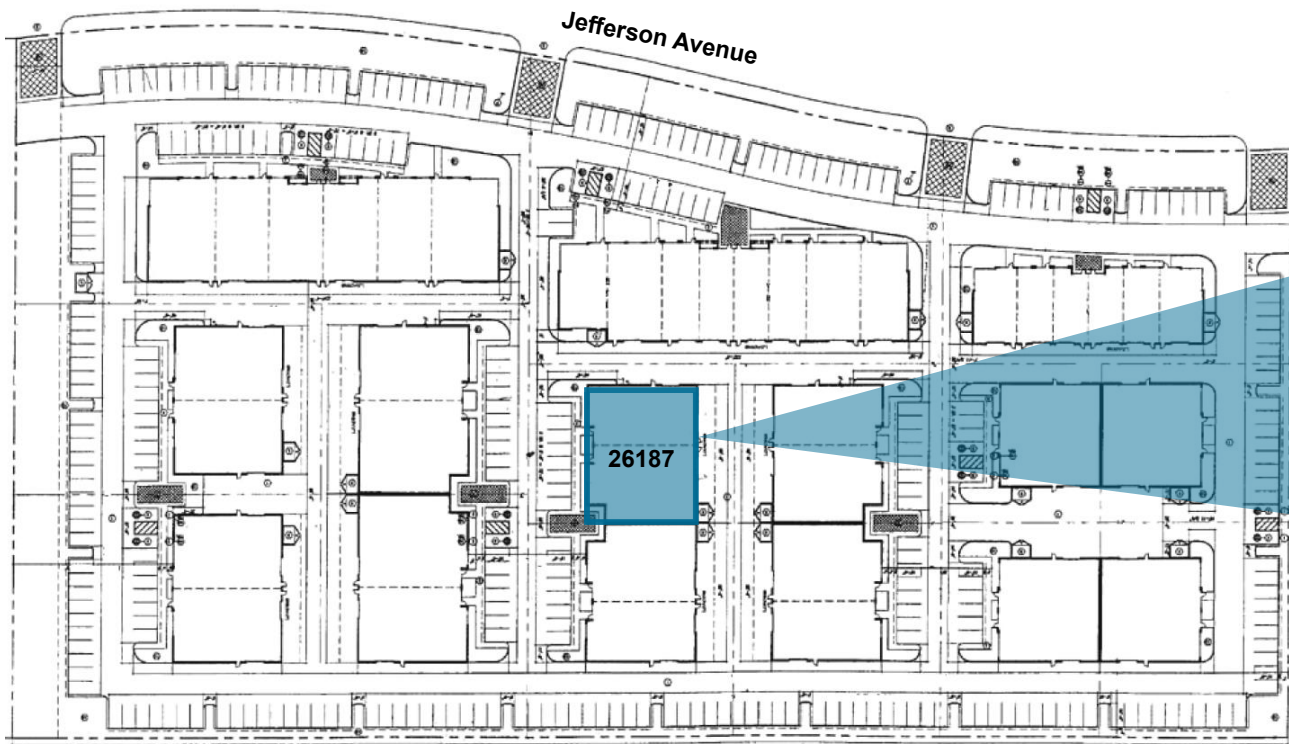
- $\pm 6,706$  sq. ft. available
- Office improvements include: reception area 2 private offices, wetbar, and 2 restrooms. Warehouse provides 3- 12' x 12' G.L. Roll-up doors and +/- 18' clear height
- Recently repainted exterior
- BP- Business Park Zoning (City of Murrieta)
- $\pm 400$  Amps; 120/208V; 3-Phase Electric (Buyer to confirm)
- Potential to demise into two separate units
- Offered for sale at: \$1,750,000

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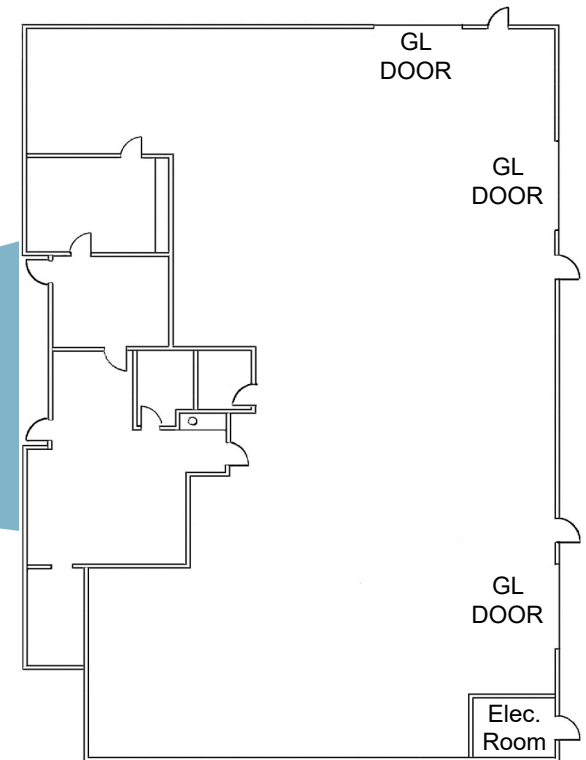
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## SITE PLAN



## FLOOR PLAN



\*Not to Scale

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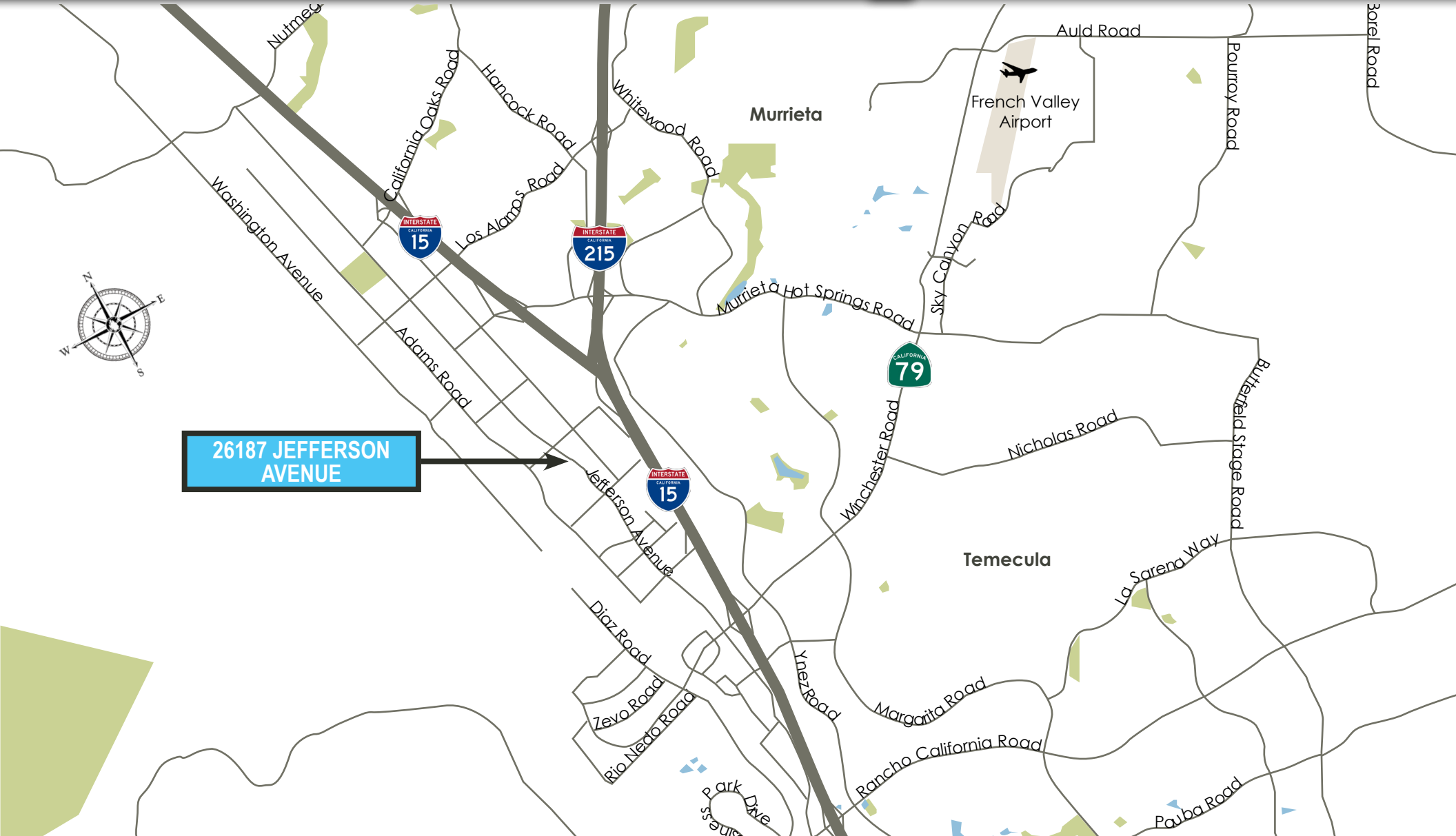
## LOCATION AERIAL



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