

26181 & 26187 JEFFERSON AVENUE

MURRIETA, CA 92562

TWO +/- 6,706 SF INDUSTRIAL
BUILDINGS FOR SALE

26187 JEFFERSON AVENUE



26181 JEFFERSON AVENUE



FOR MORE INFORMATION, PLEASE CONTACT:

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CalDRE License # 01403298



**COLDWELL
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26181 JEFFERSON AVENUE PROPERTY HIGHLIGHTS

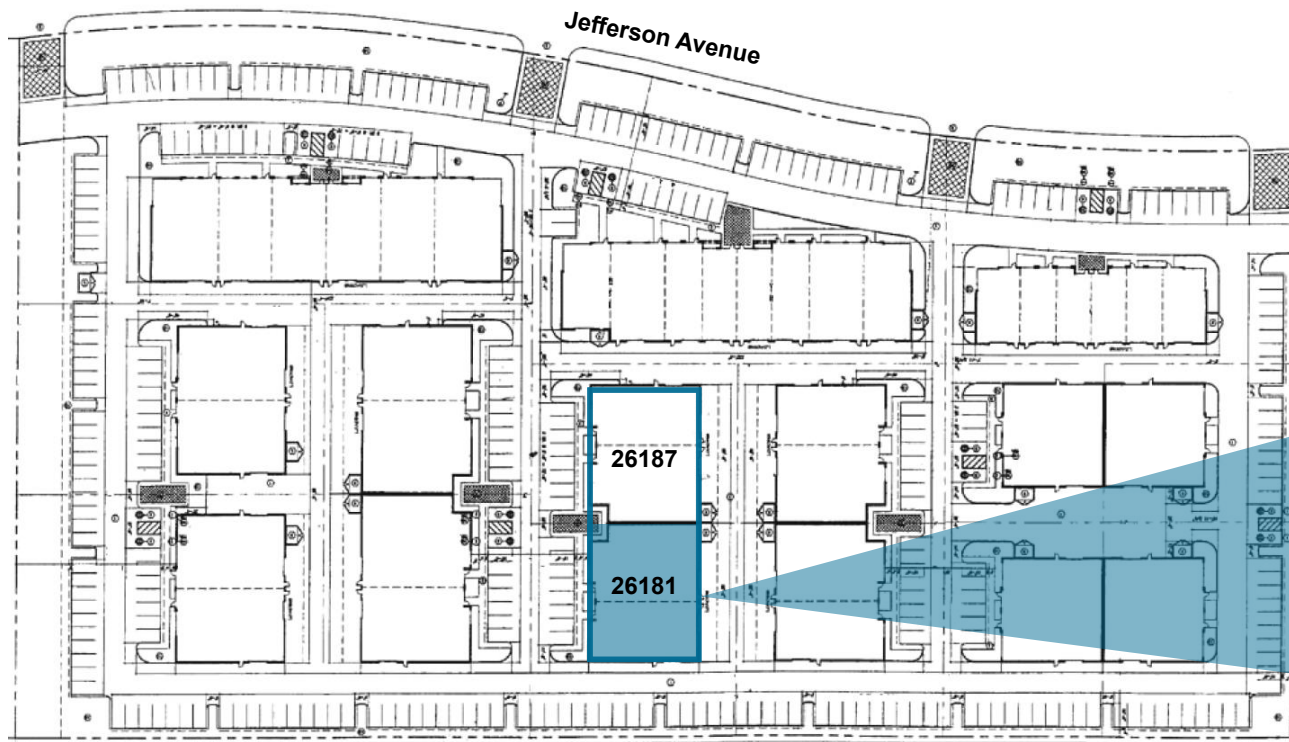
- ±6,706 sq. ft. Currently demised into 2 units
- Unit A (3,686 SF)
Office improvements include: reception area, 2 private offices, wetbar, and 2 restrooms. Warehouse provides 3- 12' x12' G.L. Roll-up doors, +/-18' clear height
- Unit B (3,020 SF)
Office improvements include: reception area, 0 private offices, wetbar, and 2 restrooms. Warehouse provides 3- 12' x12' G.L. Roll-up doors , +/-18' clear height and electrical distribution throughout
- Recently repainted exterior
- BP- Business Park Zoning (City of Murrieta)
- ±400 Amps; 120/208V; 3-Phase Electric (Buyer to confirm)
- Offered for sale at: \$1,912,000

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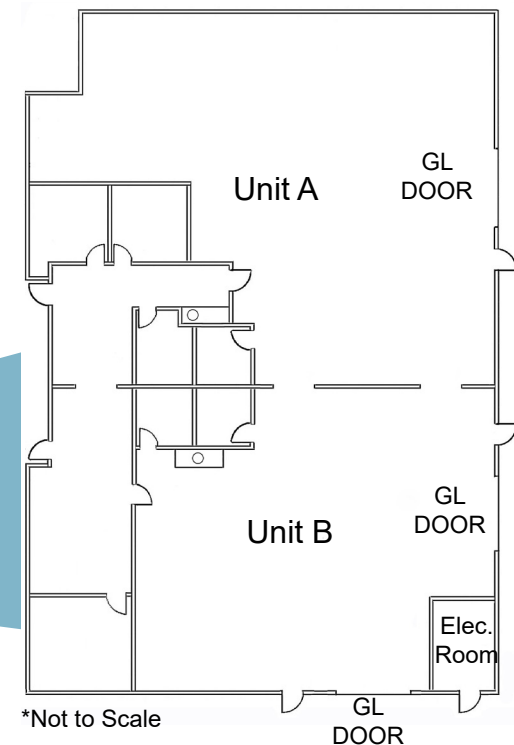
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SITE PLAN 26181 JEFFERSON AVENUE



FLOOR PLAN 26181 JEFFERSON AVENUE



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- ±6,706 sq. ft.
- Office improvements include: reception area 2 private offices, wetbar, and 2 restrooms. Warehouse provides 3- 12' x12' G.L. Roll-up doors and +/- 18' clear height
- Recently repainted exterior
- BP- Business Park Zoning (City of Murrieta)
- ±400 Amps; 120/208V; 3-Phase Electric (Buyer to confirm)
- Potential to demise into two separate units
- Offered for sale at: \$1,912,000

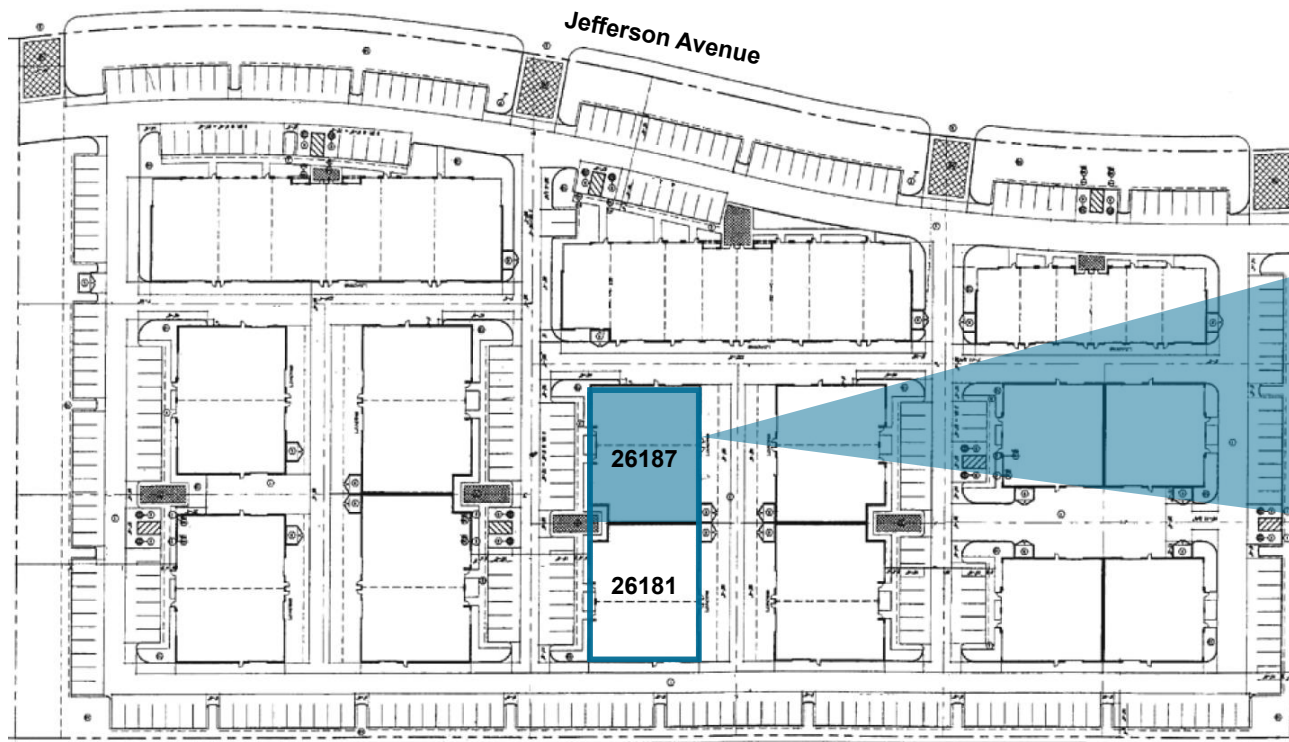


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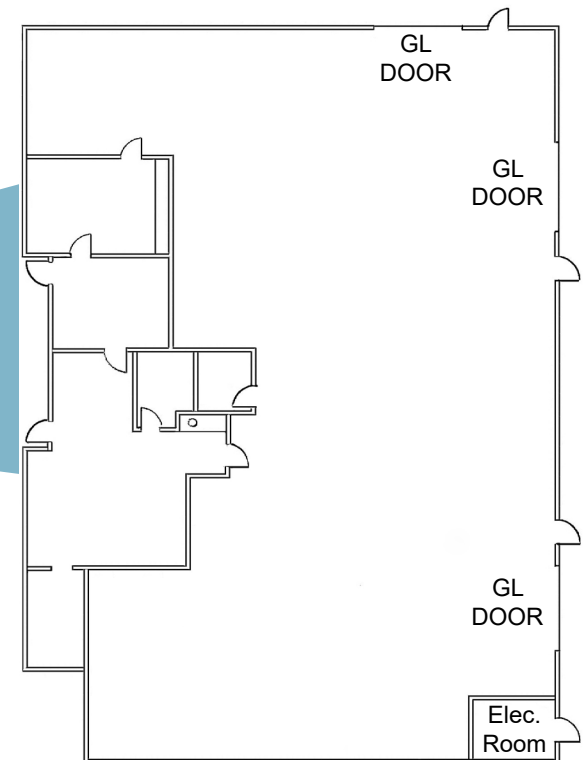
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SITE PLAN 26187 JEFFERSON AVENUE



FLOOR PLAN 26187 JEFFERSON AVENUE



*Not to Scale

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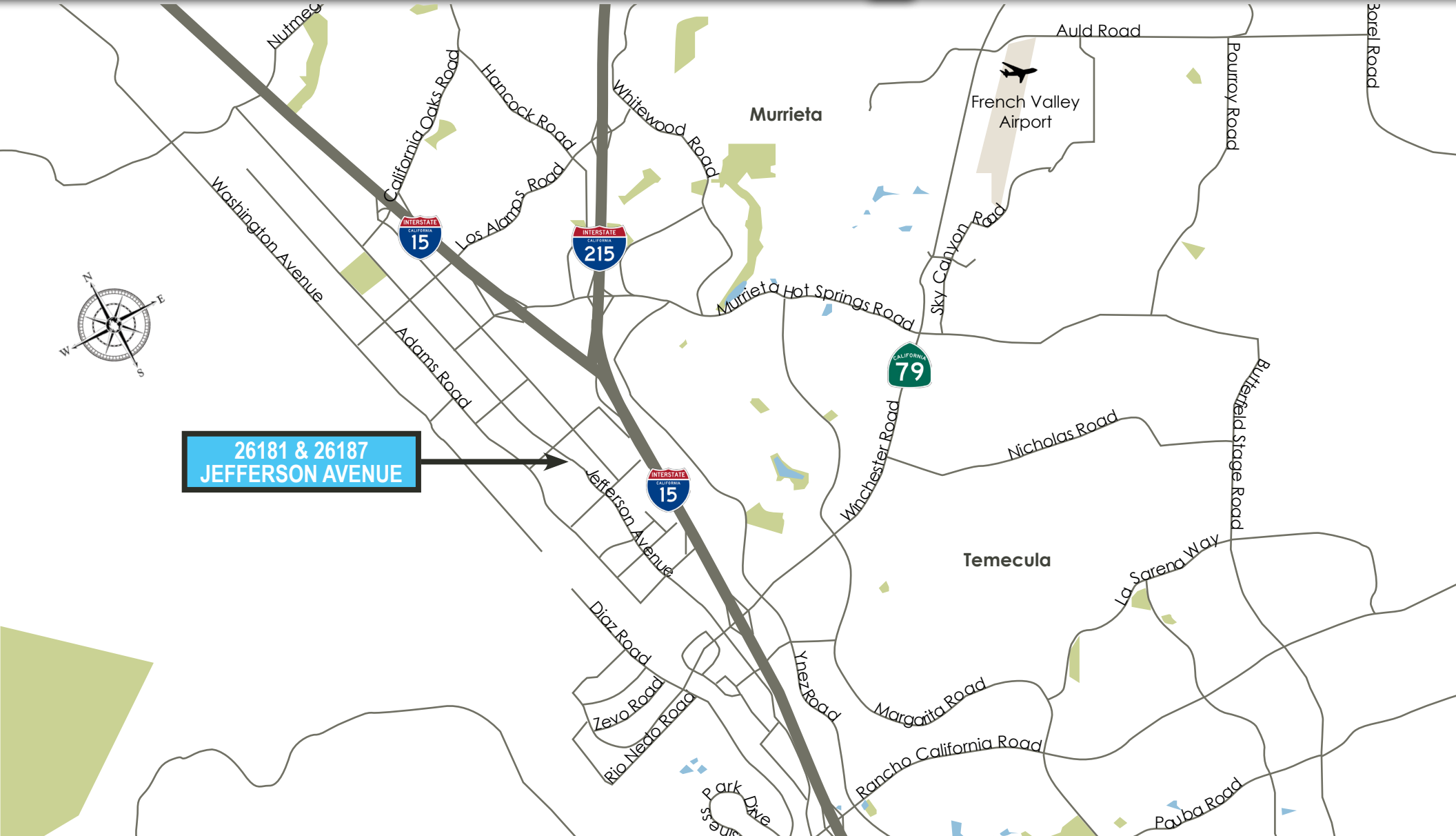
LOCATION AERIAL



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