

41604 DATE STREET, SUITE E
MURRIETA, CALIFORNIA 92562

**+/- 5,746 SF INDUSTRIAL
SPACE FOR LEASE**



FOR MORE INFORMATION, PLEASE CONTACT:

CAREY PASTOR | Senior Vice President

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CalDRE License # 01403298



**COLDWELL
BANKER
COMMERCIAL
SC**

Corp. Cal DRE License # 02089395

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PROPERTY HIGHLIGHTS

- \pm 5,746 SF Industrial space for lease
- 20% office buildout (2)12x12 Grade level Roll-Up doors
- End cap unit
- 400 Amp, 120/208v power supply
- Fenced yard
- Business Park (BP) Zoned, City of Murrieta
- One block North of the New French Valley Interchange at I-15

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AVAILABILITY

SUITE	RENTABLE SQ.FT.	MONTHLY BASE RENT	SPACE DESCRIPTION
E	±5,746 Sq.Ft.	\$7,757.00 Base Rent + CAO E* per month	20% office build-out: large open showroom, 2 offices, 1 restroom, warehouse, (2) 12 x 12 roll-up doors, 400 amps, fenced yard

* Common Area Operating Expenses (CAOE) are currently estimated at \$575.00 per month

***There is a \$0.15 per SF monthly premium added to the lease rate for auto related uses

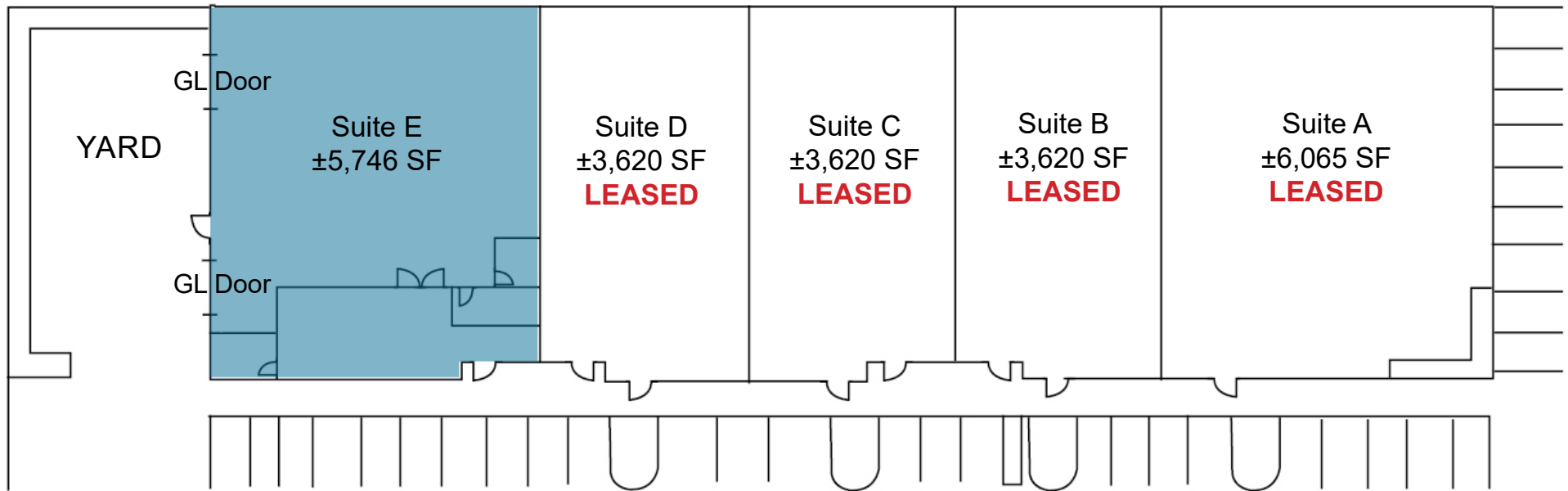


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SITE PLAN



*Not to Scale

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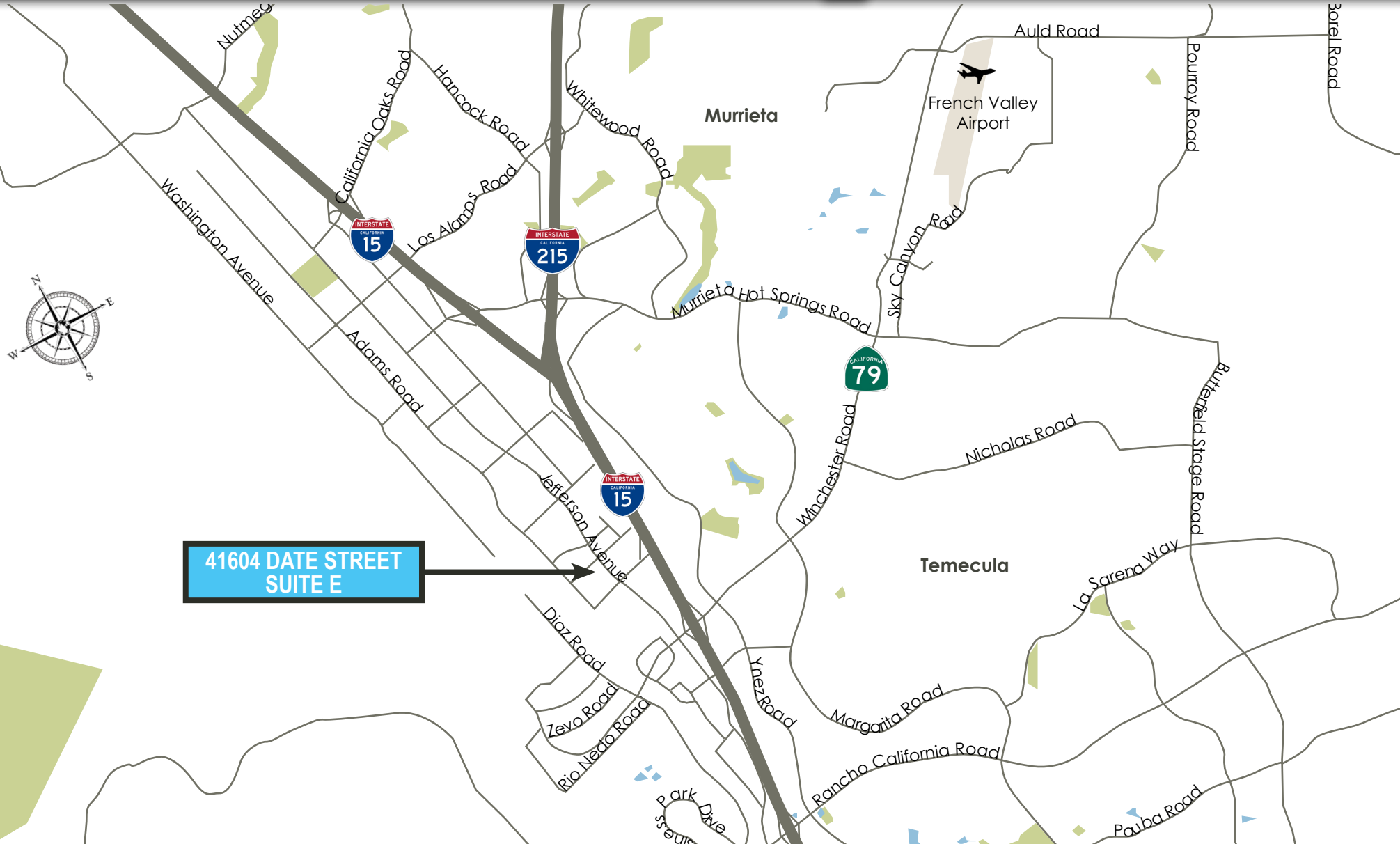
LOCATION AERIAL



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