

FOR SALE

±16,961 SF FREESTANDING INDUSTRIAL BLDG

41633 EASTMAN DRIVE | MURRIETA, CA



BUILDING FEATURES:

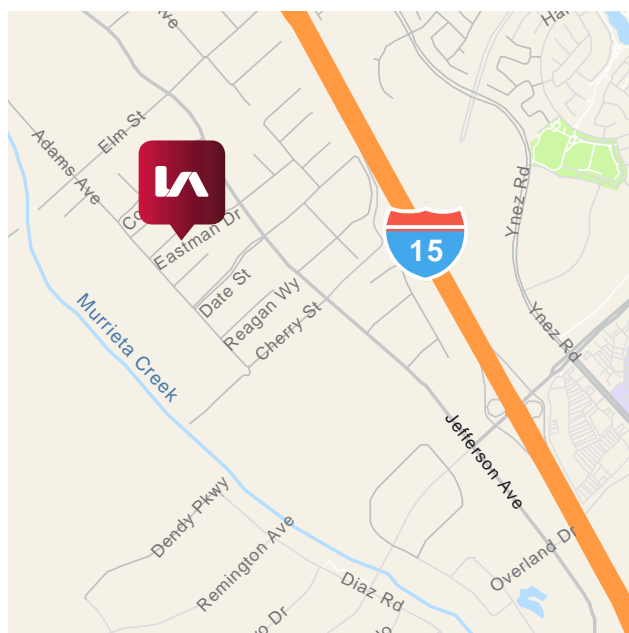
- ±16,961 SF Freestanding building situated on a ±42,427 SF Parcel
- ±3,235 SF of highly improved single-story office
- ±3,021 SF of open showroom space
- 1 dock high and (2) 12'x14' grade level loading doors
- 24' clear warehouse
- 18 parking stalls (expandable)
- 800 amps @ 277/480 volt power panel with distribution throughout warehouse
- Shared/Secured yard area
- High image 2004 construction
- Immediate access to the 15 and 215 Freeways
- Call to show - do not disturb occupant

SALES PRICE:

\$3,036,019 / (\$179 PSF)

Charley Black, SIOR
951.445.4507
cblack@leetemecula.com
DRE #01000597

Sam Robles
951.445.4519
srobles@leetemecula.com
DRE #01982449



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

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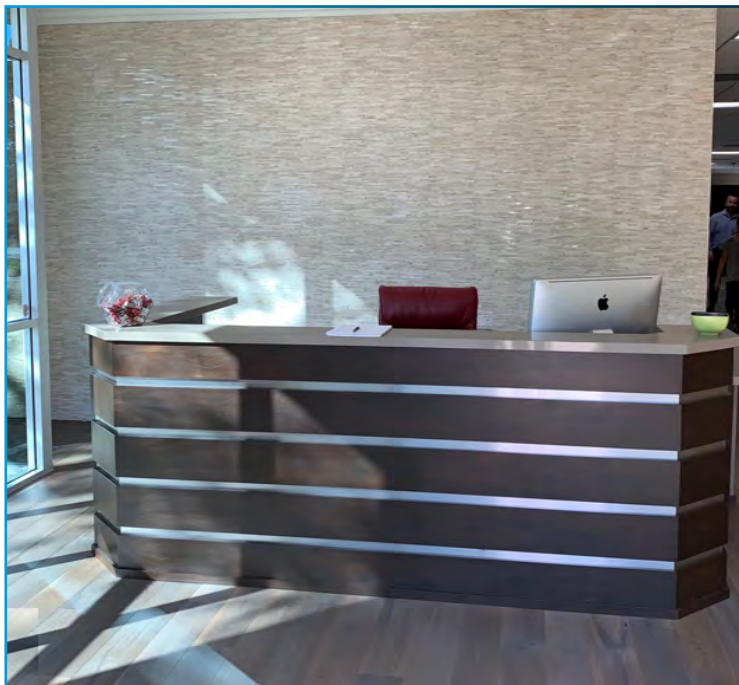
TRUCKWELL



OPEN SHOWROOM



WAREHOUSE



RECEPTION

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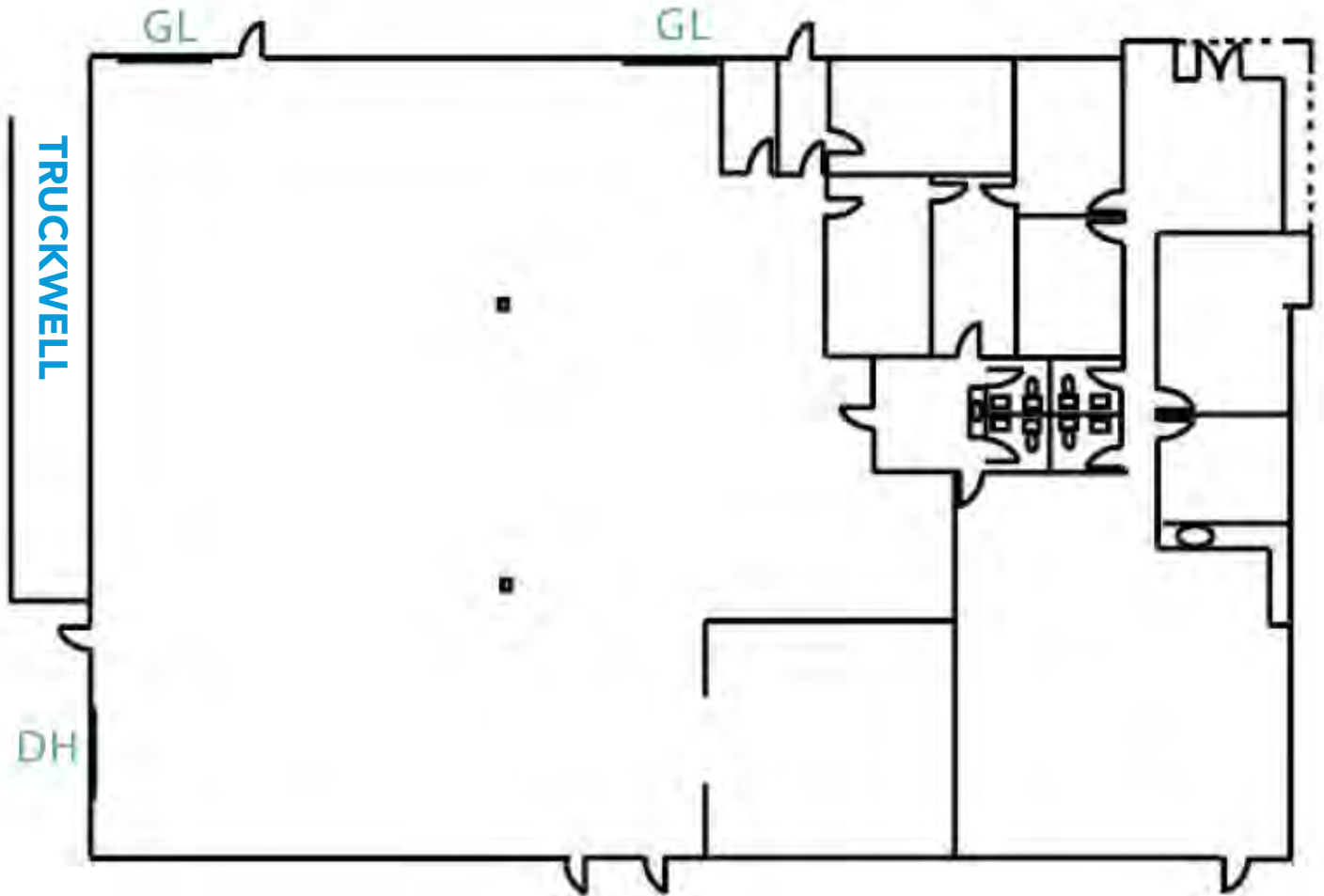
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FLOORPLAN



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