



±6,706 SF FOR LEASE
26199 JEFFERSON AVE
MURRIETA, CA 92562



CHARLEY BLACK
951.445.4507
cblack@leetemecula.com
License #01000597

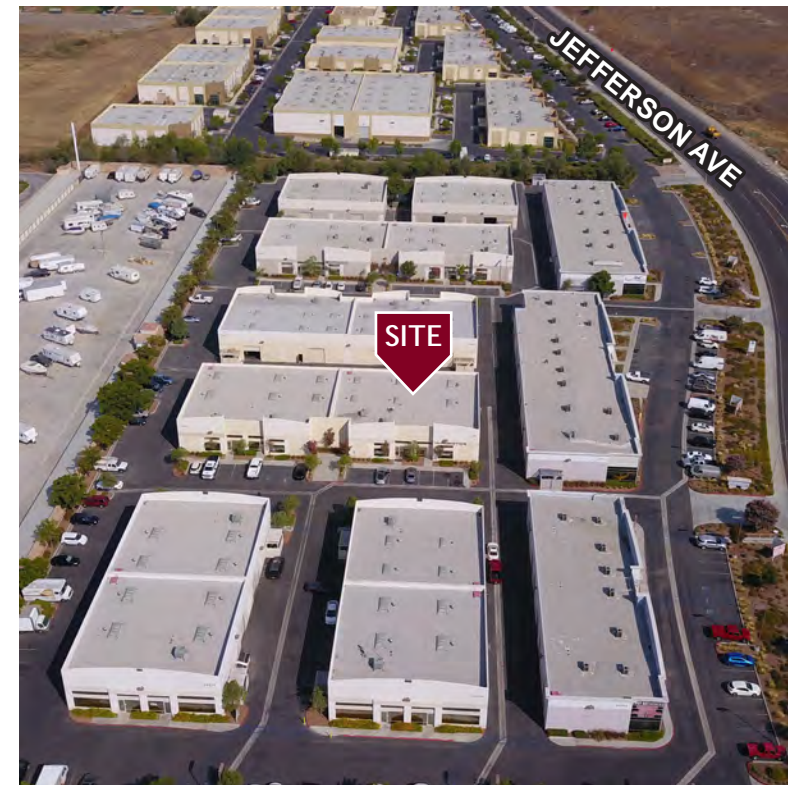
MATT CALVET
951.445.4502
mcalvet@leetemecula.com
License #01949267

BUILDING FEATURES

- 6,706 SF Freestanding Building. 1,300 SF Open Office Area:
One Conference Room, Wet Bar, Two Restrooms, Bull Pen Area.
- 3 - 12'X12" GL Loading Doors
- High Image Industrial Building -Professionally Managed Business Park
- 18' Clear Height
- Upgraded Power: 800amps 120/208 3 phase (confirm)
- Leased Through 1/31/2019 - Tenant Willing to Vacate Early
(Please Do Not Disturb Tenant)
- Exclusive Building Signage Available

AREA FEATURES

- Located in Murrieta's premier Jefferson Gateway Business Park
 - Easy access to 1-15 (1.8 miles)
Winchester Rd. On/Off ramp and
Murrieta Hot Springs Rd. (2.7 miles)
Freeways.
 - +/-29,000 Cars Per Day on Jefferson Ave.
- Close by amenities:
- Wells Fargo
 - Wal-Mart
 - Arco
 - Starbucks
 - Car Max
 - Rancho Springs Medical Center



LEASE RATE:

\$1.05/PSF (AIR INDUSTRIAL GROSS)

NO CAM OR ASSOCIATION FEES

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PROPERTY PHOTOS



CLICK FOR VIDEO TOUR



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SITE

MURRIETA

TEMECULA

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LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

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