

FOR LEASE

SMALL OFFICE SUITE AVAILABLE

41419 PEAR STREET | MURRIETA, CA

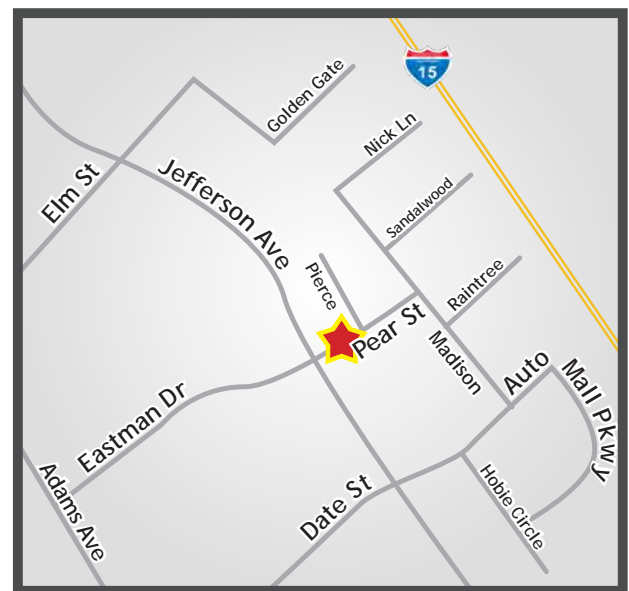


Features:

- Hard to Find Small Units
- Office Units:
±876 - ±960 sf
- Industrial Units:
±1,064 - ±1,130 sf
- Zoned - Business Park
- 100 amps, 120/208 volts, 3 phase
- Industrial units -
12'x14' roll-up doors
- Parking Ratio:
Office at 4/1,000 sf
Industrial at 2/1,000 sf

Office Rents:
\$1.25 PSF

Industrial Rents:
Fully Leased



GORDON MIZE

Senior Vice President

951.445.4504

gmize@lee-associates.com

License #01275376

LAURA MENDEN

Vice President

951.445.4509

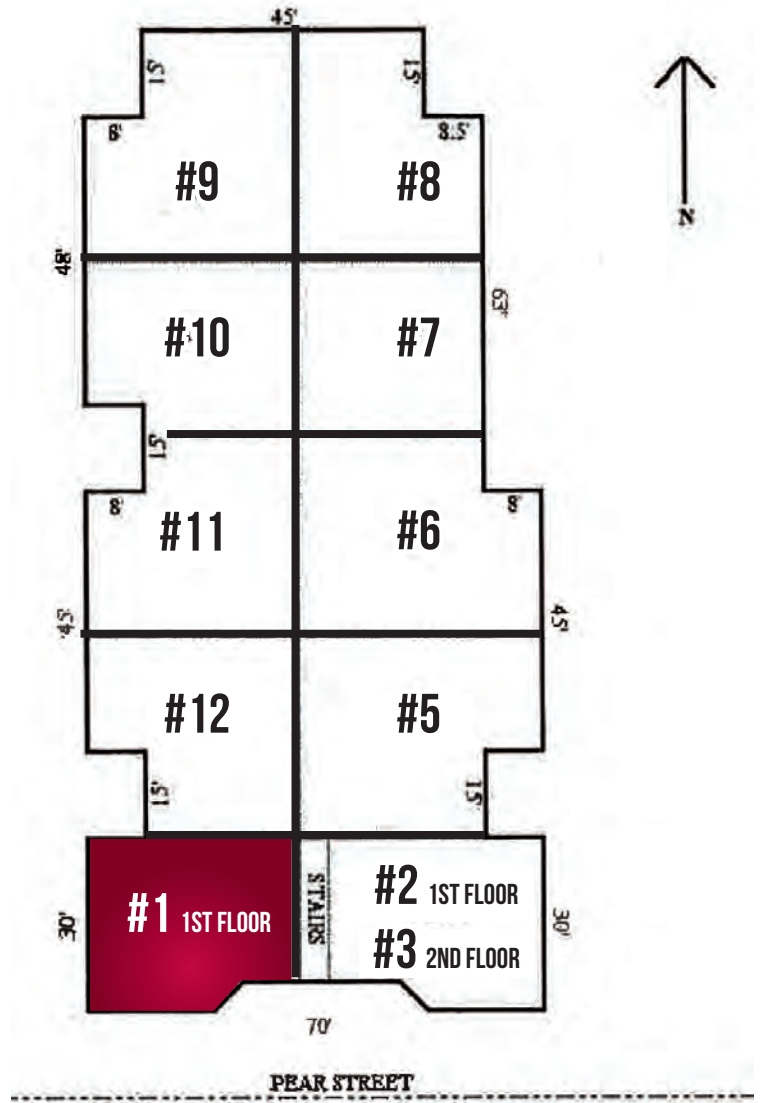
lmenden@lee-associates.com

License #00841606

FOR LEASE

41419 PEAR STREET | MURRIETA, CA

UNIT	TENANT	SUITE SIZE SF
1	OFFICE ONLY Reception and 2 offices <i>Available April 1, 2018</i>	876
2	CSN Headquarters	900
3	Vapor Talk	960
4	Care Directives	960
5	CSN Storage	1,130
6	EJ Wireworks	1,130
7	Rick's Auto Repairs	1,077
8	Rick's Auto Repairs	1,077
9	Coffee Company	1,077
10	Rough Riders	1,034
11	Smog Detection	1,064
12	Parts Distributor	1,064



Rev 03/01/18



GORDON MIZE

Senior Vice President
951.445.4504

gmize@lee-associates.com

License #01275376

LAURA MENDEN

Vice President
951.445.4509

lmenden@lee-associates.com

License #00841606



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