

FOR SALE

# 1.05 ACRES RARE FINISHED INDUSTRIAL PARCEL

SOUTH SIDE OF ELM ST. - EAST OF MADISON AVE. | MURRIETA, CA

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

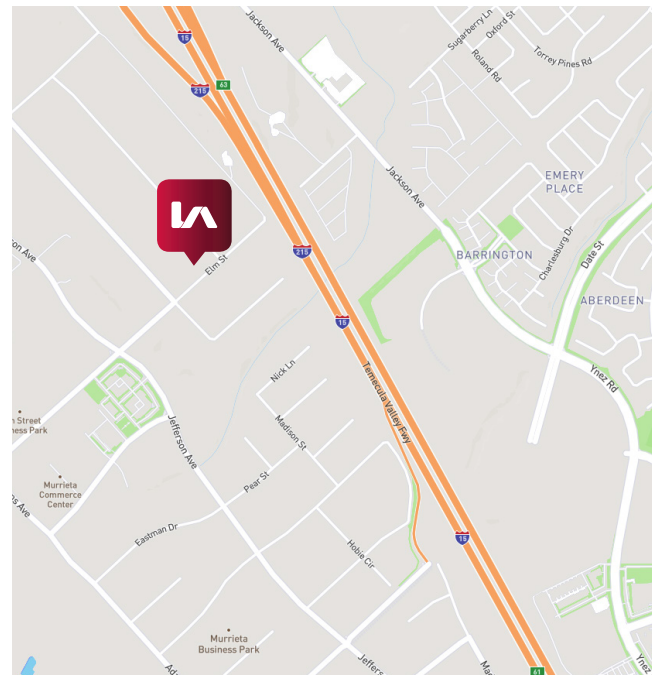


## PROPERTY HIGHLIGHTS:

- Price includes approved 2007 plans for a ±17,622 multi-tenant industrial building (expired)
- APN: 910-210-028
- All utilities in Elm Street
- BP Zoning - City of Murrieta

## ASKING PRICE:

**\$455,000** ~~\$499,000~~



**Charley Black**

**951.445.4507**

**cblack@leetemecula.com**

**DRE #01000597**

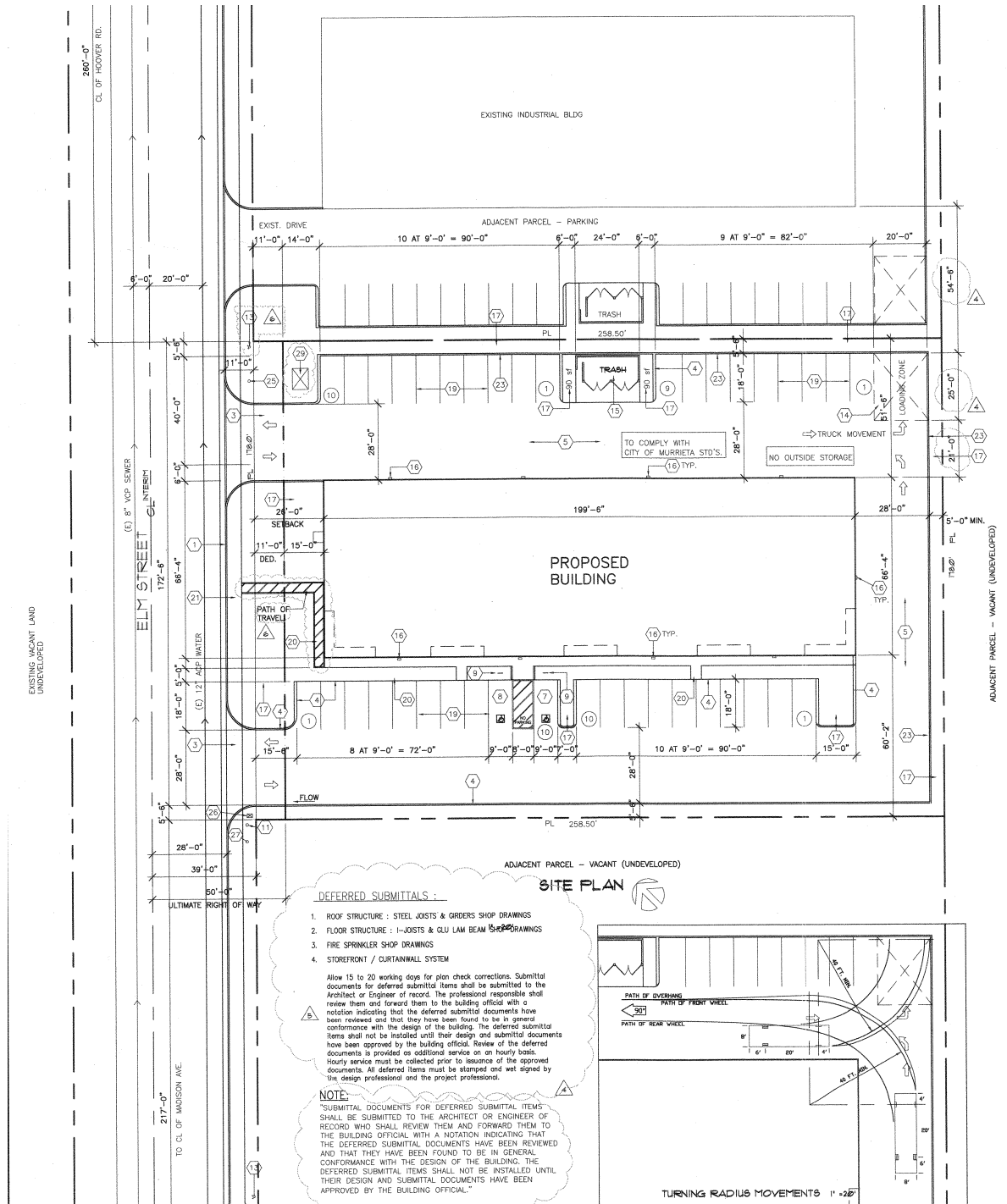
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## SITE PLAN



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## ELEVATIONS



**SOUTH ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**  
1/8" = 1'-0"



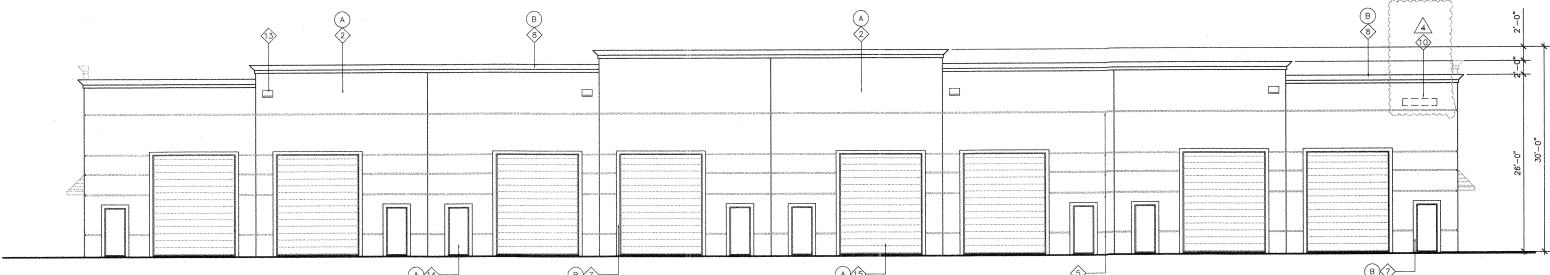
**WEST ELEVATION**  
1/8" = 1'-0"

### ELEVATIONS NOTES

- 1. SMOOTH FINISH CONCRETE PANELS PAINTED
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- 3. TYP. SIGN LOCATION UNDER SEPARATE REVIEW
- 4. UNITS DESIGNATIONS TYP.
- 5. 3/4" x 2" REVEALS
- 6. 1/4" VERSALUX BRONZE RC REFLECTIVE GLASS IN CLEAR ANODIZED ALUMINUM FRAME
- 7. 3/4" x 6" DEEP RECESS PAINTED
- 8. FOAM CORNICE PAINTED
- 9. CANVAS AWNING
- 10. ADDRESS LOCATION
- 11. SLOPED CONCRETE SILL PAINTED
- 12. DECORATIVE RECESS PAINTED
- 13. WALL PACK LIGHTING TYP.
- 14. HOLLOW METAL MAN DOOR PAINTED
- 15. METAL ROLL-UP OVERHEAD DOOR PAINTED
- 16. KNOX BOX (FLUSH MOUNT 6" A.F.F.)

### COLOR SCHEDULE

- A 280E-1 HEIRLOOM LACE BY BEHR
- B 280E-2 ARABIAN SANDS BY BEHR
- C 280E-3 TOASTED WHEAT BY BEHR OR EQUAL



**NORTH ELEVATION**  
1/8" = 1'-0"

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