

# AVISON YOUNG

**For lease**  
25819 Jefferson Ave,  
Murrieta, CA 92562



## New industrial/flex space offered at well below market lease rate!

**Available December 1, 2020**

\*Tenant Occupied - please contact listing broker to schedule a tour.

### Property Features

- Suites 110/120: ±7,890 SF Available
- Potential to add Suites 130/140 for up to 17,168 SF
- Great location with easy access to I-15 and I-215
- Business friendly City of Murrieta
- Great floor plan with perimeter offices and open bullpen/work area
- Parked 2 stalls : 1,000 SF; additional stalls accessible

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## Industrial Property For Lease

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### Offering Summary

Lease Rate:	\$1.05-\$1.08 SF/month (MG)
Available SF:	7,890 - 17,168 SF
Available Date:	December 1, 2020
Building Size:	17,168 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	989	45,356	105,872
Total Population	2,733	142,001	343,413
Average HH Income	\$56,463	\$85,075	\$89,968

**AVISON  
YOUNG**

**Stan Nowak, SIOR**

Principal  
951 267 2660  
CalDRE #01461162

**Cody Lerner**

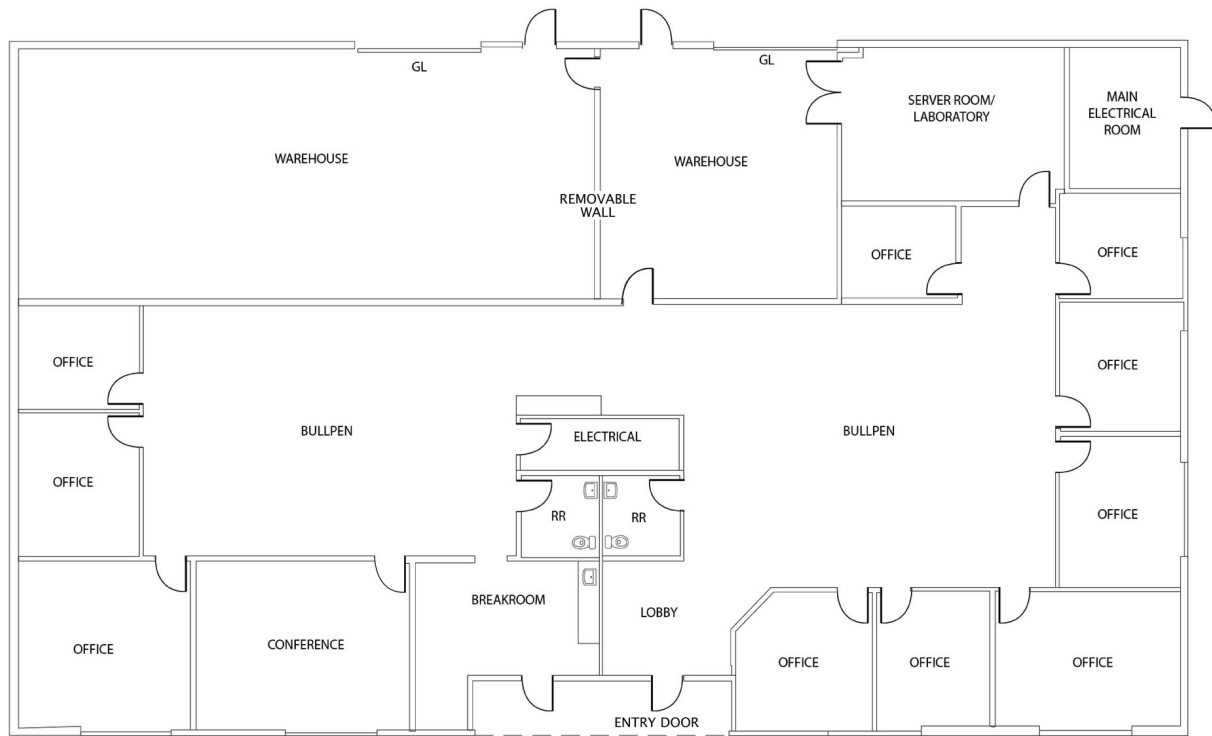
Senior Vice President  
951 267 2752  
CalDRE #01994966

3281 E. Guasti Road, Suite 700  
Ontario, CA 91761

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**Suite 110/120: 7,890 SF**

**Suite Features Include:**

- Reception area
- (10) private offices - mostly perimeter on window line
- Generous size conference room
- Nicely finished employee breakroom/kitchen
- (2) restrooms
- Huge climate controlled server room/lab area
- Large bullpen areas for cubicles
- Expensive high end data cabling throughout
- Approximately 2,000 sf warehouse
- 16' - 18' clear height
- (2) 10' x 12' grade level roll-up doors

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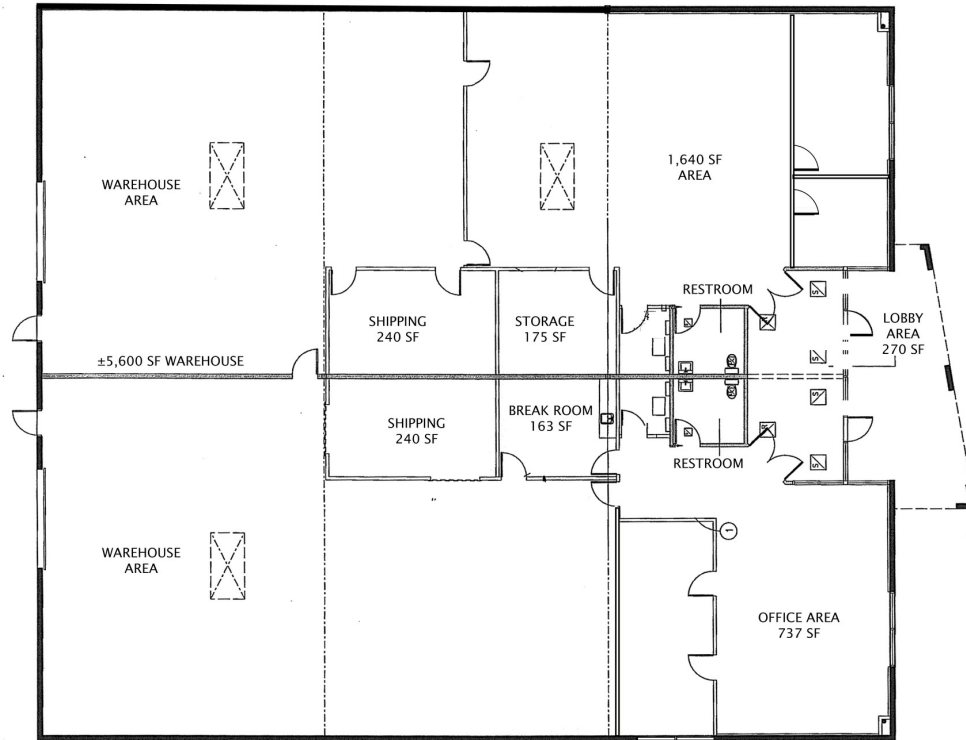
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## Suite 130/140: 9,278 SF

### Suite Features Include:

- Approximately 3,678 SF Office includes:
- Classy reception area (divisible if split space)
- Large open bullpen area for multiple cubicle set-ups
- 5 private offices or multi-purpose rooms
- Huge HVAC'd production/display area or additional office bullpen area
- Break room with sink and millwork
- (2) restrooms
- (2) small designated electrical/IT rooms
- Approximately 5,600 sf warehouse includes:
- 16'-18' clear height
- (2) 10' x 12' grade level roll-up doors

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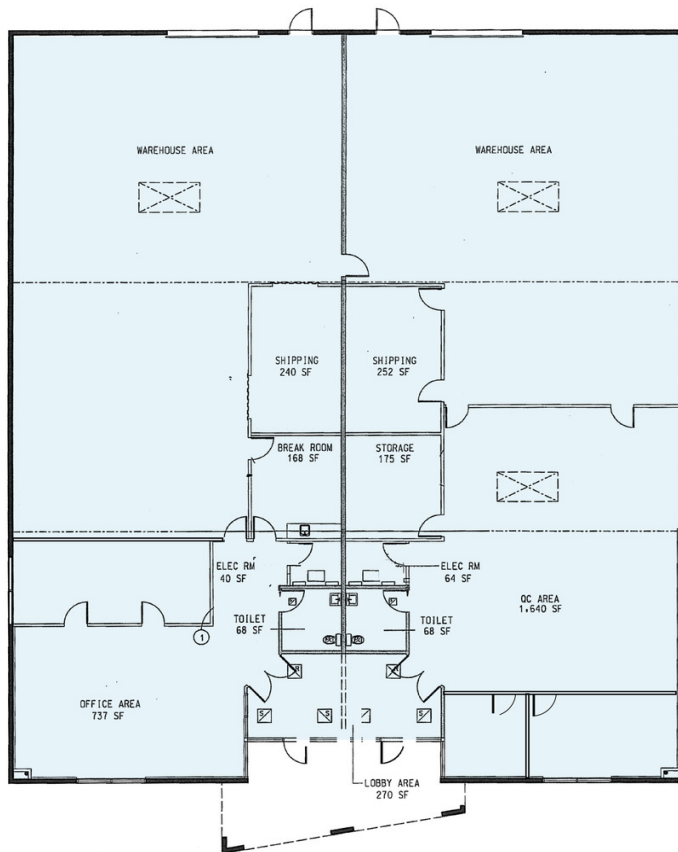
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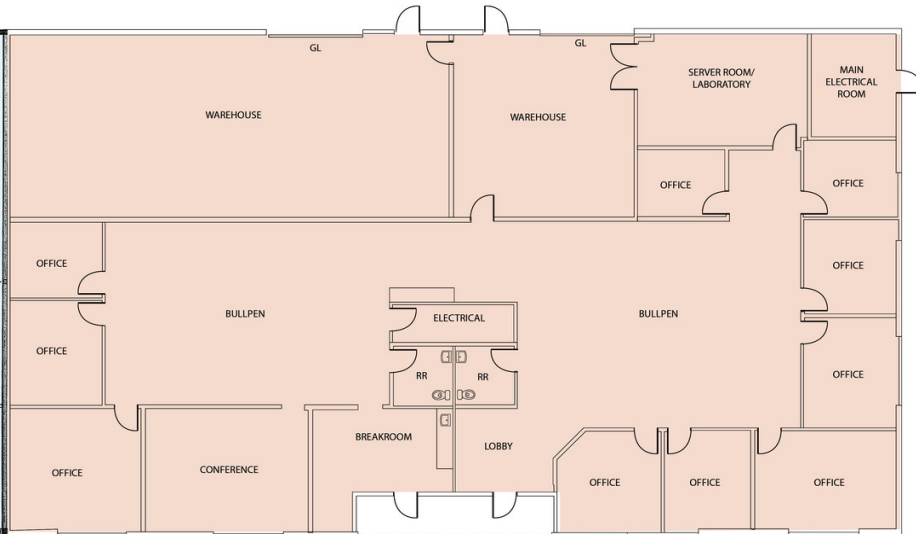
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SUITE 130/140



SUITE 110/120



\*Floor plans may not represent current "as built" improvements and may not be to scale.

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