

FOR SALE

29975 TECHNOLOGY B103-B104

~~\$737,000 (\$126.67 SQ FT)~~

\$499,000 (\$85.77 SQ FT)

MURRIETA, CA

PRICE REDUCED!!!



VENTURE PACIFIC COMMERCIAL SERVICES

JASON LIPOVSKY
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All information contained herein is obtained from sources deemed to be reliable.
However, this information is not guaranteed and should be verified. BROKER LICENSE #01443834

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PROPERTY DETAILS

Description:

BANK OWNED PROPERTY FOR SALE! This industrial building is ideally located at the Summit of Silverhawk enabling it to serve the growing communities of Temecula, Murrieta, and the French Valley area. The property has great exposure with 35,000 daily traffic counts from its Winchester Road frontage. This two unit property features full air conditioning and heating, a 5,818 SF showroom with track lighting and 2 restrooms. This recently constructed property can support a wide spectrum of businesses. Owner/User properties like this rarely come available in Murrieta!

Property Specifics:

Number of Units:	2
Year Built:	2005
Unit size:	2,909 SF (5,818 Total SF)
Roll up doors:	2 – 12' H X 10' W
HVAC:	Yes
Parking spaces:	22
Zoning/Usage:	SP- Commercial/Industrial
Building SQ FT:	5,818
Power:	120V/208 AMP 3 Phase
Ceiling Height:	16 FT
Restrooms:	2
Skylights:	4

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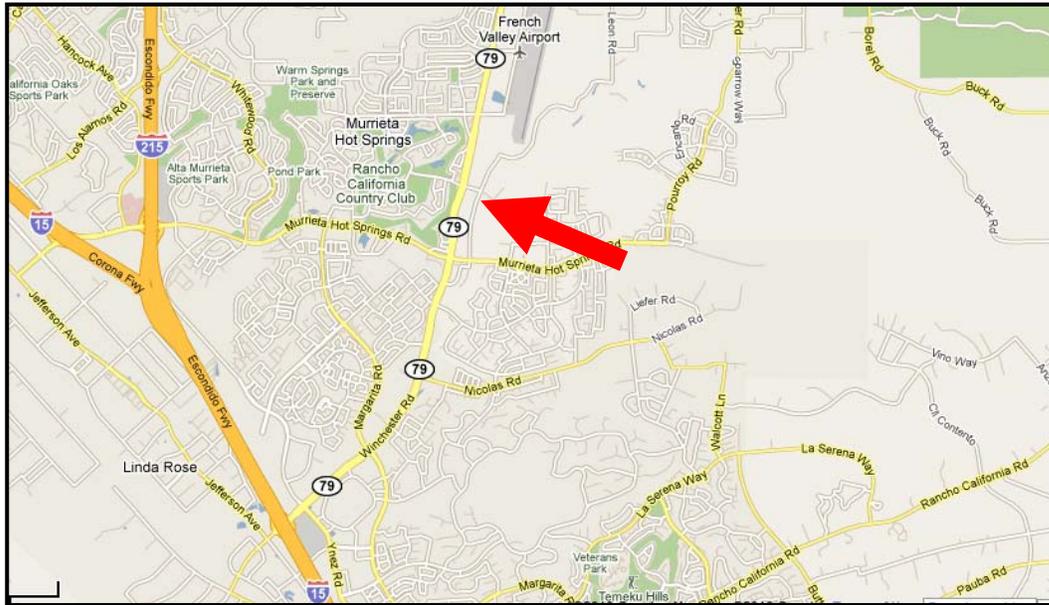
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The property is 3 miles north of I-15: Exit Winchester road from I-15, turn right on Technology, make immediate right into property.



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Showroom View



Rear of Subject Property



Showroom View looking West

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