

FOR SALE

\$519,000 (\$78.78/SF)

25827 JEFFERSON AVE

MURRIETA, CA



**VENTURE PACIFIC
COMMERCIAL SERVICES**

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

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DESCRIPTION

BANK OWNED INDUSTRIAL OPPORTUNITY!! This industrial building is located in the Alesco Jefferson Business Park situated on a busy industrial thorough. The 6,588 square foot building is comprised of 691 square feet of office space attached to an expansive 5,987 square feet of warehouse space. This property offers 4 upgraded offices, a break room, reception area, 2 restrooms and a foreman room in the warehouse, along with 3 skylights, one grade level roll up door, 17 parking spaces, and one trash enclosure. The industrial zoning can support a wide array of industrial/manufacturing uses. The site is located within close proximity to Interstates 15 and 215, which connect Murrieta to San Diego and Los Angeles/Riverside Counties. Opportunities such as this rarely come available in Murrieta!

PROPERTY SPECIFICS

APN:	909-064-005
Year Built:	2008
Zoning:	BP-Business Park/Industrial
Offices:	4
Office Square Feet:	691
Warehouse: Square Feet:	5,987
Building Square Feet:	6,588
Roll Up Door:	1—12' H X 12' W
Parking Spaces:	17
Ceiling Height:	15 FT
Restrooms:	2
Skylights:	3
Power:	400 amps of 480v/277v 3 Phase
Highways:	Interstates 15 & 215
Daily Traffic Counts:	29,000

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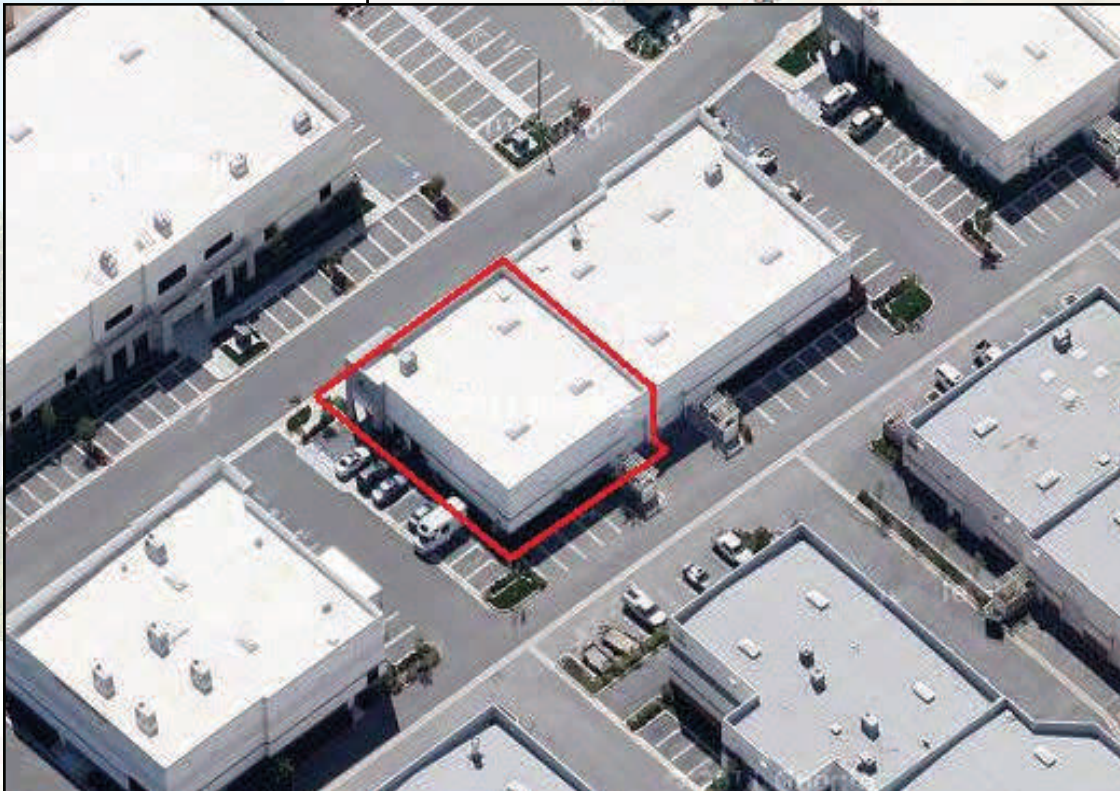
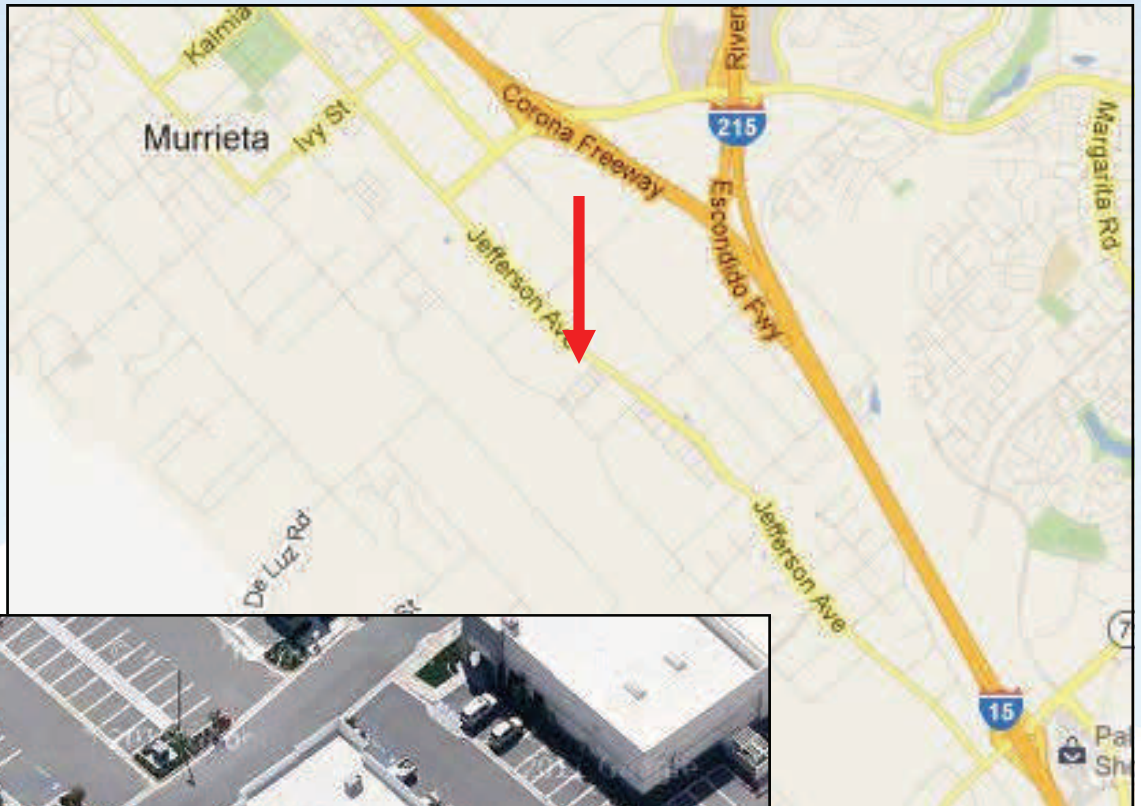
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MAPS



AERIAL VIEW

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PICTURES



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