

FOR LEASE

INDUSTRIAL & OFFICE SPACE

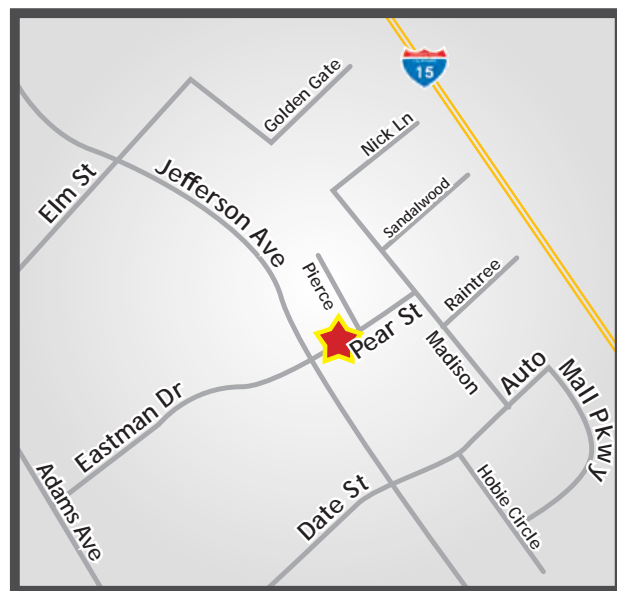
41419 PEAR STREET | MURRIETA, CA



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 / Industrial Rents:
\$1.00 PSF Gross**



Sam Robles

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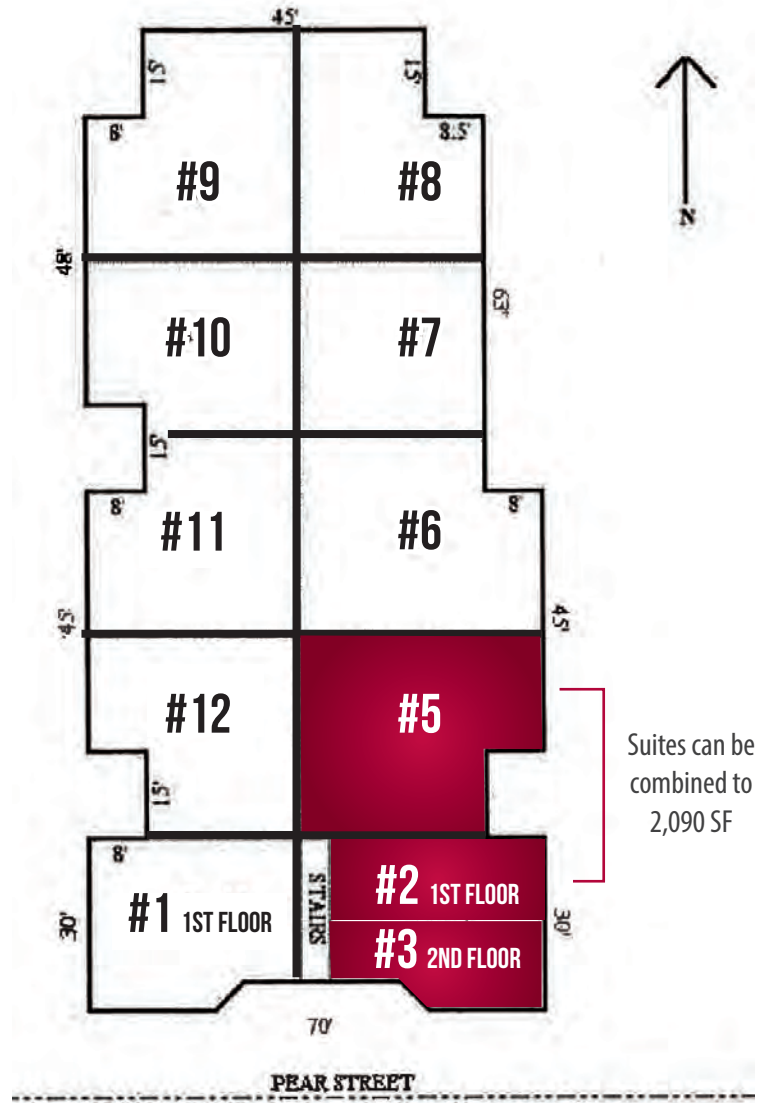
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DRE #01982449

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UNIT	TENANT	SUITE SIZE SF
1	Counseling	876
AVAILABLE (CAN BE COMBINED WITH SUITE 5) CLICK HERE TO TOUR		
2		900
AVAILABLE CLICK HERE TO TOUR		
3		960
4	Care Directives	960
AVAILABLE (CAN BE COMBINED WITH SUITE 2) CLICK HERE TO TOUR		
5		1,130
6	EJ Wireworks	1,130
7	City Ready Pool Plans	1,130
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



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LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

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