

For Lease

±67,000SF OF INDUSTRIAL SPACE
FOR LEASE

30590 Cochise Circle

MURRIETA, CA 92563

UNDER NEW OWNERSHIP



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY FEATURES

**±67,000sf of space currently built out
as R&D, Lab and Cleanroom space.**

- Close Proximity to Restaurants, Shopping and Other Retail Amenities
- Future Potential to Expand in the Building or BTS on Excess Land
- Possibility for Build to Suite Improvements including Ground/Dock High Doors, Office Space and Upgraded Power.
- Capital Improvement Plan in Process
- Power Amps: 4,000 Volts: 277-480 Phase: 3
- Zoning- I-P/ Airport Land Use Commission.
- Parking Ratio: 2.7/1,000
- Divisible down to 20,000 sf.
- Minutes from Murrieta Airport
- Previous Tenants include: Abbot Laboratories and Boston Scientific

**Asking Rate:
Negotiable**

**30590
Cochise Circle
Murrieta, CA**



LOCATION OVERVIEW

Location Highlights

- Located in the French Valley area of Murrieta
- Easy Access to Major Freeways: I-215 and I-15 via Murrieta Hot Springs Road
- Nearby Amenities Include Restaurants, Banks, Business Services
- Good Visibility in the Inland Empire Market; Between Riverside Area and Other Southern CA Business Hubs.



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AREA OVERVIEW



MAX GILLISS BLVD.

THOMPSON RD

CLINTON KEITH RD



BENTON RD



WINCHESTER RD

COCHISE CIR

BRIGGS RD

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POTENTIAL BUILD TO SUIT OPPORTUNITY

**POTENTIAL
BUILD TO SUIT
OPPORTUNITY**

CONTACT BROKER FOR DETAILS

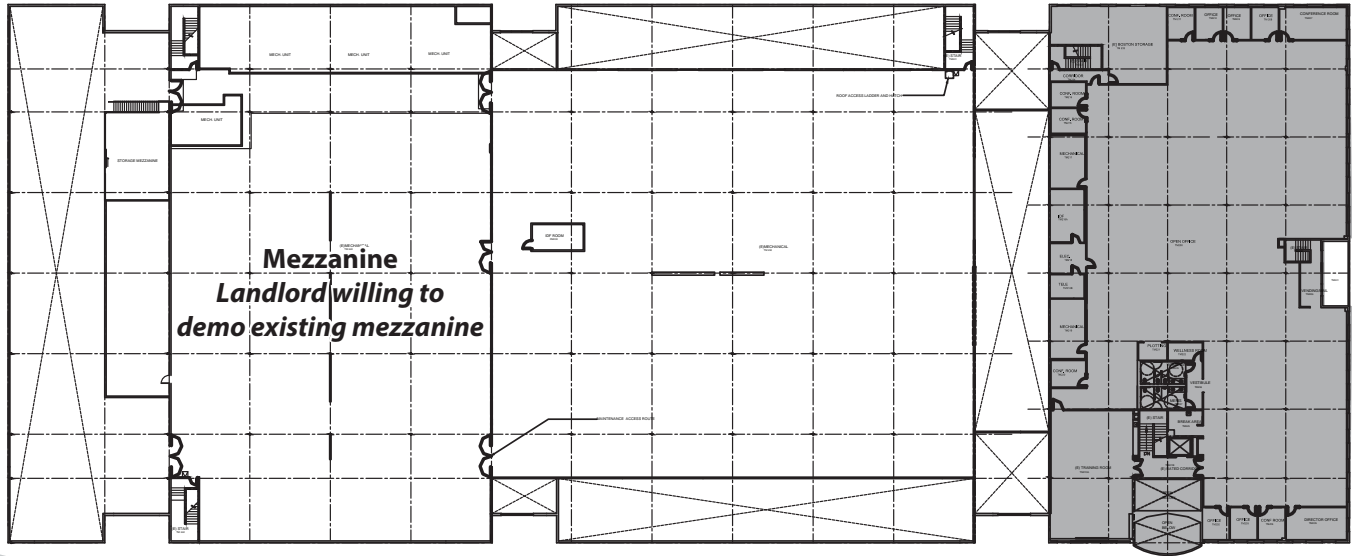
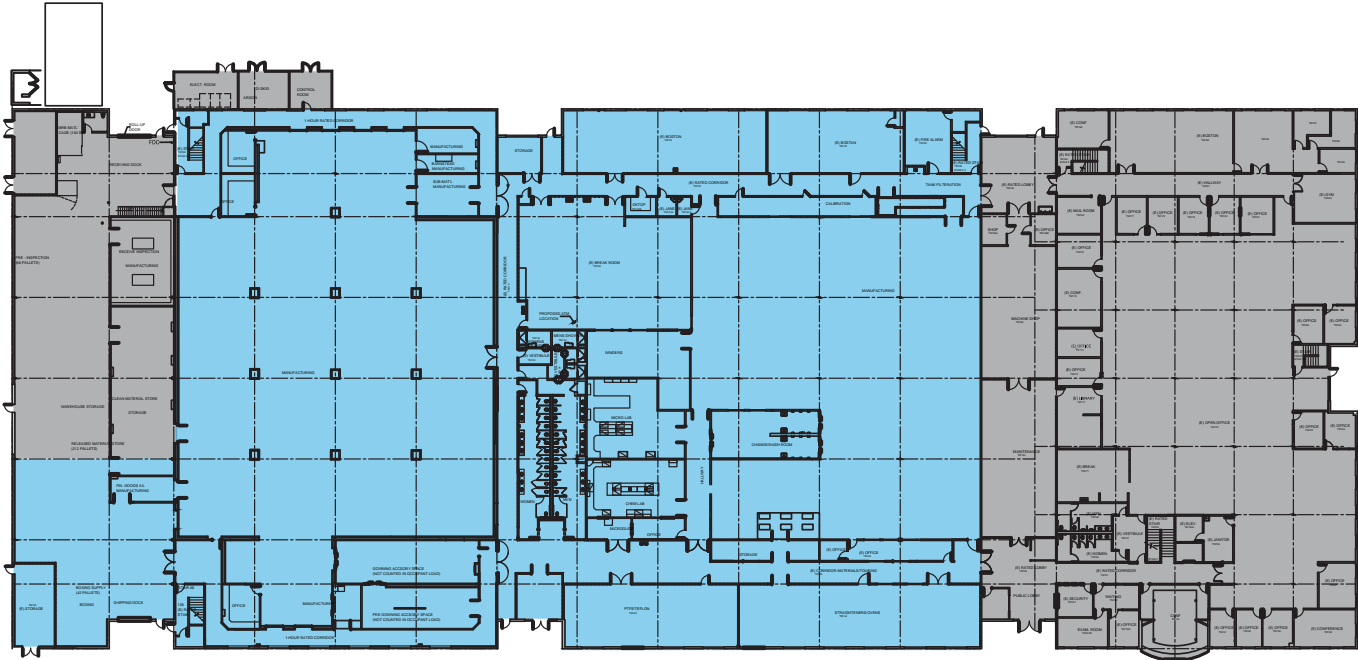
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AVAILABILITY

 **AVAILABLE**
**±67,000 SF of Lab /
R&D / Cleanroom Space**

 **LEASED**

 **MEZZANINE**
**LANDLORD WILLING TO
DEMO EXISTING MEZZANINE**



Mezzanine

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AMENITIES



CLINTON KEITH ROAD

THOMPSON ROAD



BENTON ROAD

MURRIETA

AULD RD

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WINCHESTER RD

FRENCH VALLEY AIRPORT



MURRIETA HOT SPRINGS RD



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MURRIETA, CALIFORNIA — A DYNAMIC HUB FOR BUSINESS

Nestled in southwestern Riverside County, Murrieta offers businesses a compelling mix of strategic location, supportive city policy, and a flourishing local economy. With convenient access to Interstates 15 and 215, and within striking distance of major ports and airports, the city serves as a logistical sweet spot for manufacturing, warehouse/distribution, and R&D operations.

Murrieta's business climate is built for growth. The City of Murrieta maintains a pro-development mindset, with streamlined permitting, robust business resources, and active economic development programs that support new businesses, startups, and expansions alike.

The local workforce is well-educated and growing, helping ensure both talent availability and consumer demand. Murrieta benefits from strong household incomes (among the highest in the region), a rising daytime population, and solid demographics that support retail, health care, and service-oriented industries.

Key sectors in Murrieta include healthcare, education, retail trade, professional services, and manufacturing/logistics. The city is also boosting its role in innovation, with initiatives like the Murrieta Innovation Center that are attracting startups and helping diversify the economy.







WHY BUSINESSES CHOOSE MURRIETA:

- Strong access to transportation networks (highways, proximity to airports & ports)
- Pro-business policies and resources from city development & economic departments
- A growing consumer base and higher purchasing power
- Support for innovation, startups, and industry diversification

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DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
 POPULATION	81,598	179,986	454,403
 MEDIAN HOUSEHOLD INCOME	\$124,023	\$121,760	\$116,765
 HIGH SCHOOL DEGREE OR HIGHER	11,645	24,905	68,185
 GRADUATE DEGREE OR HIGHER	17,912	40,658	97,714
 TOTAL EMPLOYEES	32,497	85,862	235,692
 TOTAL BUSINESSES	8,985	33,898	102,885

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