

FOR LEASE JEFFERSON GATEWAY CENTER 7,575 SF MULTI - TENANT SHOWROOM RETAIL & INDUSTRIAL BLDG

26175 JEFFERSON AVENUE
MURRIETA, CA 92562



CONNOR STRODE

951.445.4529

cstrode@leetemecula.com

DRE#: 02170137

BEN WELLER

951.445.4561

bweller@leetemecula.com

DRE#: 02254521

MICHAEL W. STRODE, MBA, CCIM, SIOR

951.445.4508

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DRE#00798900



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

FEATURES:

- Rare 7,575 SF Showroom Retail & Industrial Building
- Clear Height: 18'
- Power: 200 Amp 3 Phase 120/208 V Per Suite (Tenant to Verify)
- Professionally Managed Owners Association - Ensures the Property is Well Maintained
- Abundant Parking (3.00/1,000 SF)
- Zoning: Business Park (BP) - City of Murrieta (Tenant to Verify) [Click here to learn more](#)
- High Exposure Fronting on Jefferson Ave (30,700 CPD)

LEASE AVAILABILITY:

- **Suite 200-201: ± 4,425 SF**
Available For Lease at \$1.45 Per SF NNN
Two (2) GL Roll Up Doors (12'x12')
- **Suite 202-203: ± 3,150SF**
Available For Lease at \$1.45 Per SF NNN
Two (2) GL Roll Up Doors (12'x12')
- **Suite 200-203: ± 7,575 SF**
Available For Lease at \$1.40 Per SF NNN
Four (4) GL Roll Up Doors (12'x12')

**SUITE AVAILABLE WITH 60 DAYS NOTICE.
CALL TO TOUR. DO NOT DISTURB TENANT**



**LEASE RATES
STARTING AT:
\$1.40 PSF + NNN**

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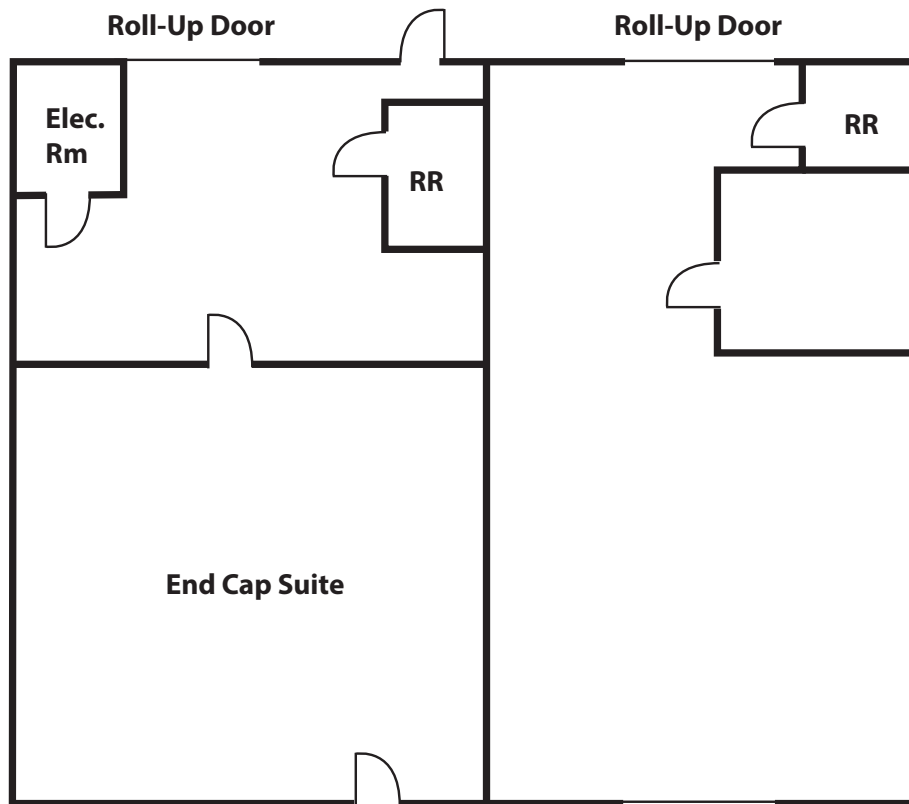
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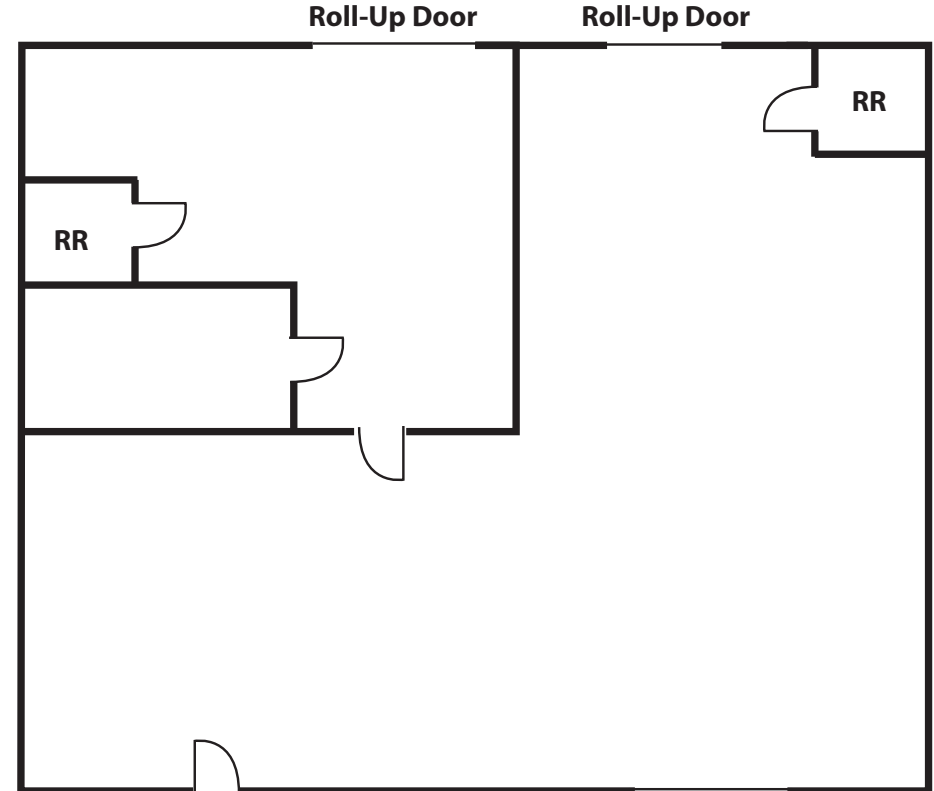
FLOOR PLANS



Suite 200

Suite 201

4,425 SF
(Suites 200-201)



Suite 202

Suite 203

3,150 SF
(Suites 202-203)

*Not to Scale

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PROPERTY AERIAL



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