

Showroom-Industrial For LEASE



Jefferson Creek Plaza

26540 Jefferson Avenue
Murrieta, CA 92562



Lease Rates: \$.49 to \$.80 psf MG

- ◆ Suite A = 5,932 SF (expandable to 10,990)
- ◆ Suite B = 4,995 SF (5:1 Parking Available)
- ◆ Suite D = 5,159 SF (47% Office)
- ◆ Suite F = 6,840 SF (10% Office)

- ◆ Building and Monument Signage on Jefferson Avenue Available
- ◆ MU-2 Zoning for Retail, Office, Warehouse and Industrial Uses
- ◆ Ample Parking for Most Uses
- ◆ Ground Level Doors
- ◆ Drive Around Building with Separate Truck Entrance/Exit on Jefferson
- ◆ Available Now - Call to Show

Shown by Appointment Only, Please Contact:

Kevin Carter, CCIM

Kevin@CarterCommercialGroup.com

(949) 270-2950

Jefferson Creek Plaza, Murrieta



Suite A: 5,932 sf

- ◆ Showroom Space with Huge Visibility on Jefferson Ave.
- ◆ 75' Glass Line on Jefferson
- ◆ Building Signage on Jefferson
- ◆ Monument Signage
- ◆ Newer Carpeting
- ◆ Drop Ceiling in Showroom
- ◆ 100% HVAC Showroom
- ◆ Move-in Ready
- ◆ Rates from \$.80 psf

Suite B: 4,995 sf

- ◆ Private Offices & Reception
- ◆ Building Signage Viewable from Jefferson Avenue
- ◆ Perfect for Personal Training and Martial Arts Studio
- ◆ 5:1 Parking Available for certain uses - Call for details
- ◆ Can be combined with Suite A for total of 10,990 SF
- ◆ Rates from only \$.49 psf



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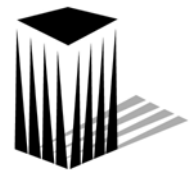
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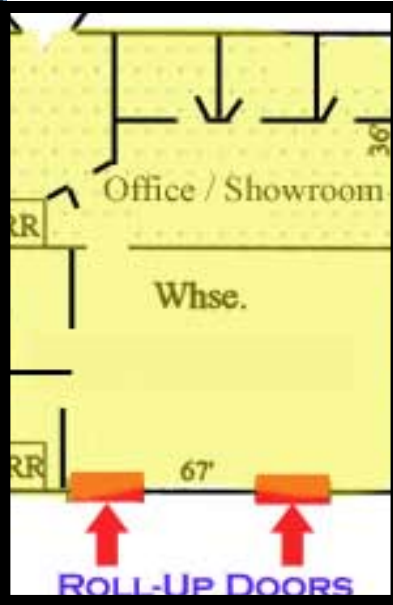
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Jefferson Creek Plaza, Murrieta

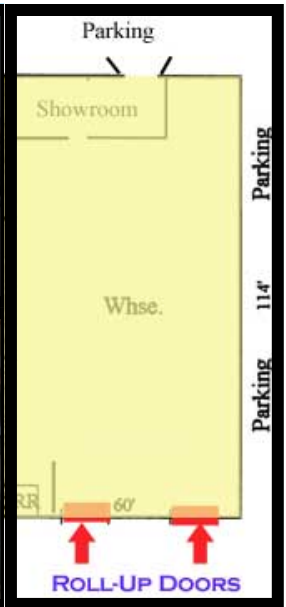


Suite D: 5,159 sf

- ◆ 3 Private Offices + Reception
- ◆ Jefferson Signage Available
- ◆ Newer Carpet and Paint
- ◆ Appx. 47% Office-Showroom
- ◆ Restrooms in Showroom AND in Warehouse
- ◆ Warehouse Racking Included
- ◆ Move-in Ready
- ◆ Rates Starting as Low as \$.70 psf

Suite F: 6,840 sf

- ◆ End Unit Warehouse Space
- ◆ Easy Truck Turns and Oversized Parking Spaces Included
- ◆ Daytime Yard Space
- ◆ Skylights in Warehouse
- ◆ Separate Truck Access
- ◆ Two Roll-Up Doors
- ◆ Move-in Ready
- ◆ Rates Starting as Low as \$.65



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