



AVAILABLE FOR SALE OR LEASE

# MS MOUNTAIN VIEW BUSINESS PARK

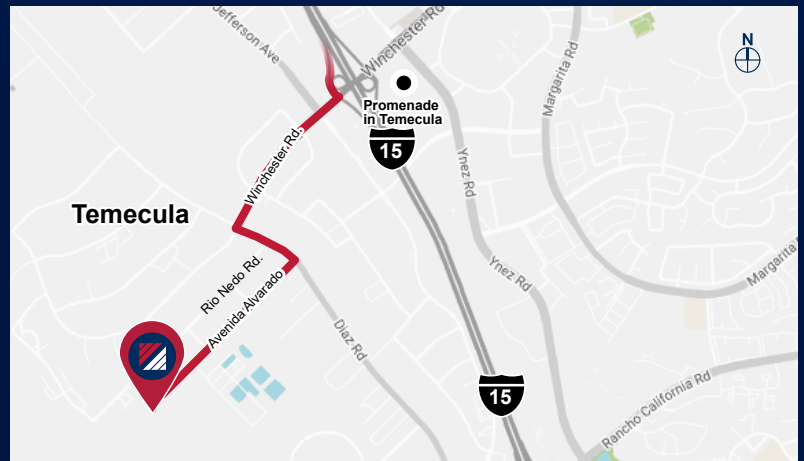
BLDG.  
**SIX**

4 2 6 3 7 A V E N I D A A L V A R A D O | T E M E C U L A | C A

## PROPERTY HIGHLIGHTS

- ±19,769 SF Industrial Building For Sale or Lease
- Warehouse = ±17,769 SF
- Office = ±1,588 SF
- 25 Parking Spaces
- 277/480 volts, 800 AMPS
- 24' Clear Height
- ESFR K25/20-PSI Sprinklers
- 2 Dock High Door (9'x10')
- 1 Ground Level Door (12'x15')
- Zoned: Light Industrial Schedule of Permitted Uses
- Fee Simple Building
- Shared Secured Yard
- LED Lighting in Warehouse

**ASKING NNN/MO: TBD**



## FOR MORE INFORMATION, CONTACT:

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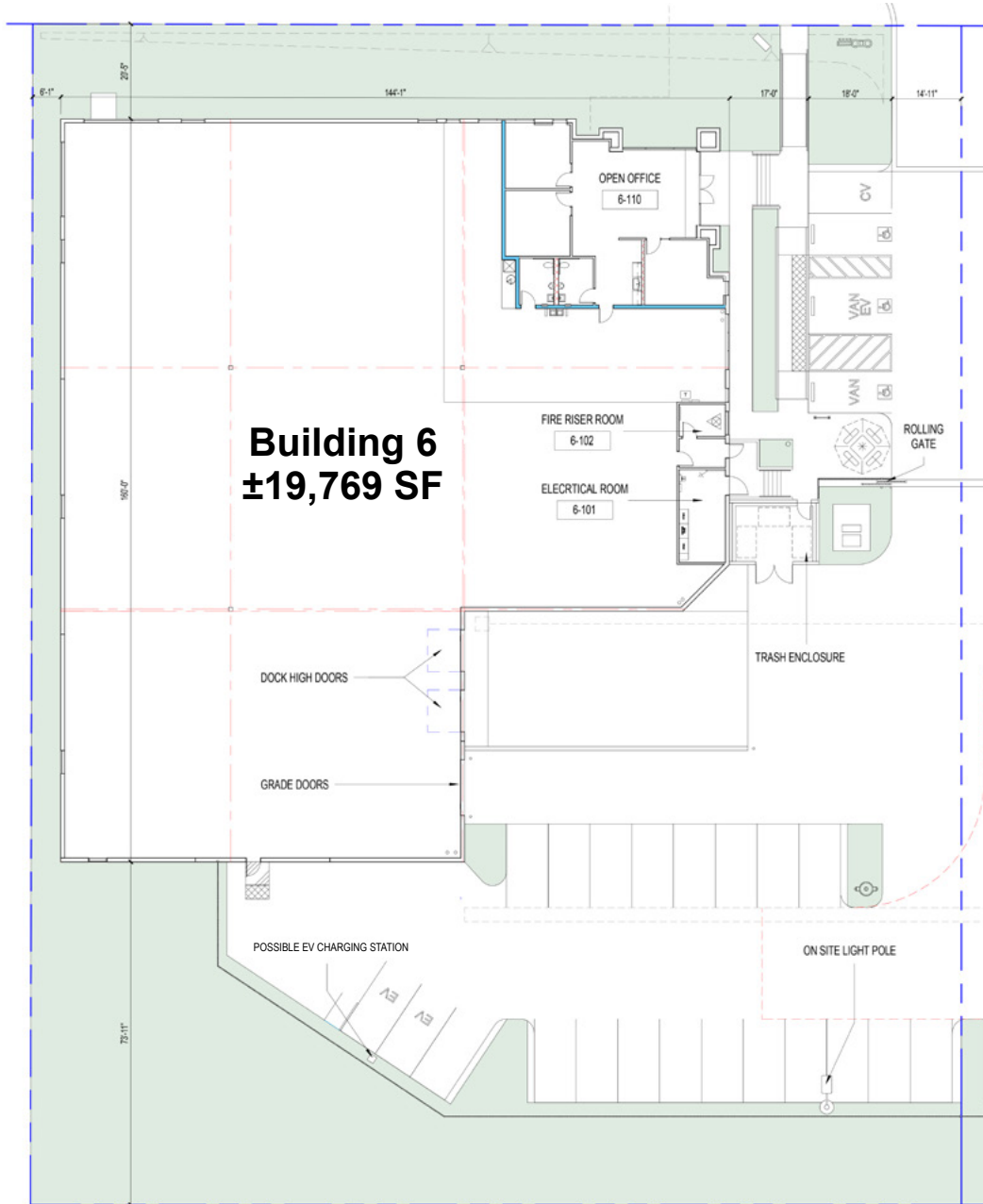
BLDG.

# SIX



**SITE & OFFICE PLAN**

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## BLDG. SIX

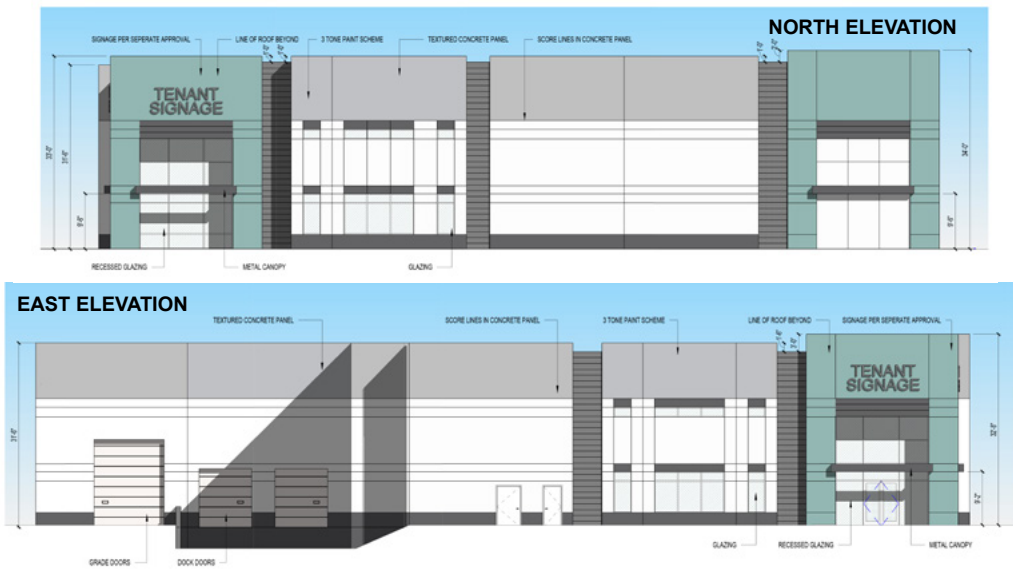
42637 AVENIDA ALVARADO | TEMECULA | CA



**PHASE III**

**PHASE II**

**PHASE I**



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AMENITIES MAP

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