



AVAILABLE FOR SALE OR LEASE

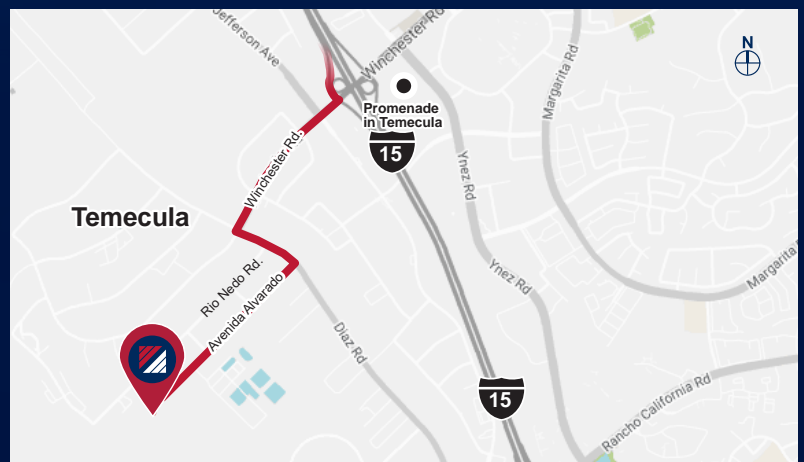
# MS MOUNTAIN VIEW BUSINESS PARK

BLDG. **19**  
NINETEEN

4 2 6 6 1 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

- ±22,679 SF Freestanding Industrial Building For Lease
- Office = ±1,536 SF
- Warehouse = ±21,143 SF
- 27 Parking Spaces
- 277/480 volts, 800 AMPS
- ±24' Clear Height
- ESFR K25/20-PSI Sprinklers
- 2 Dock High Doors (9'x10')
- 1 Ground Level Door (12'x15')
- Zoned: Light Industrial
- Secured Yard
- Ready for Immediate Occupancy



## FOR MORE INFORMATION, CONTACT:

NOAH SAMARIN  
P: 909.912.0007 | M: 714.812.1289  
noah.samarin@daumcommercial.com  
CADRE #01755814

NICK CANTU  
P: 909.652.9054 | M: 714.787.9454  
ncantu@daumcommercial.com  
CADRE #02016719



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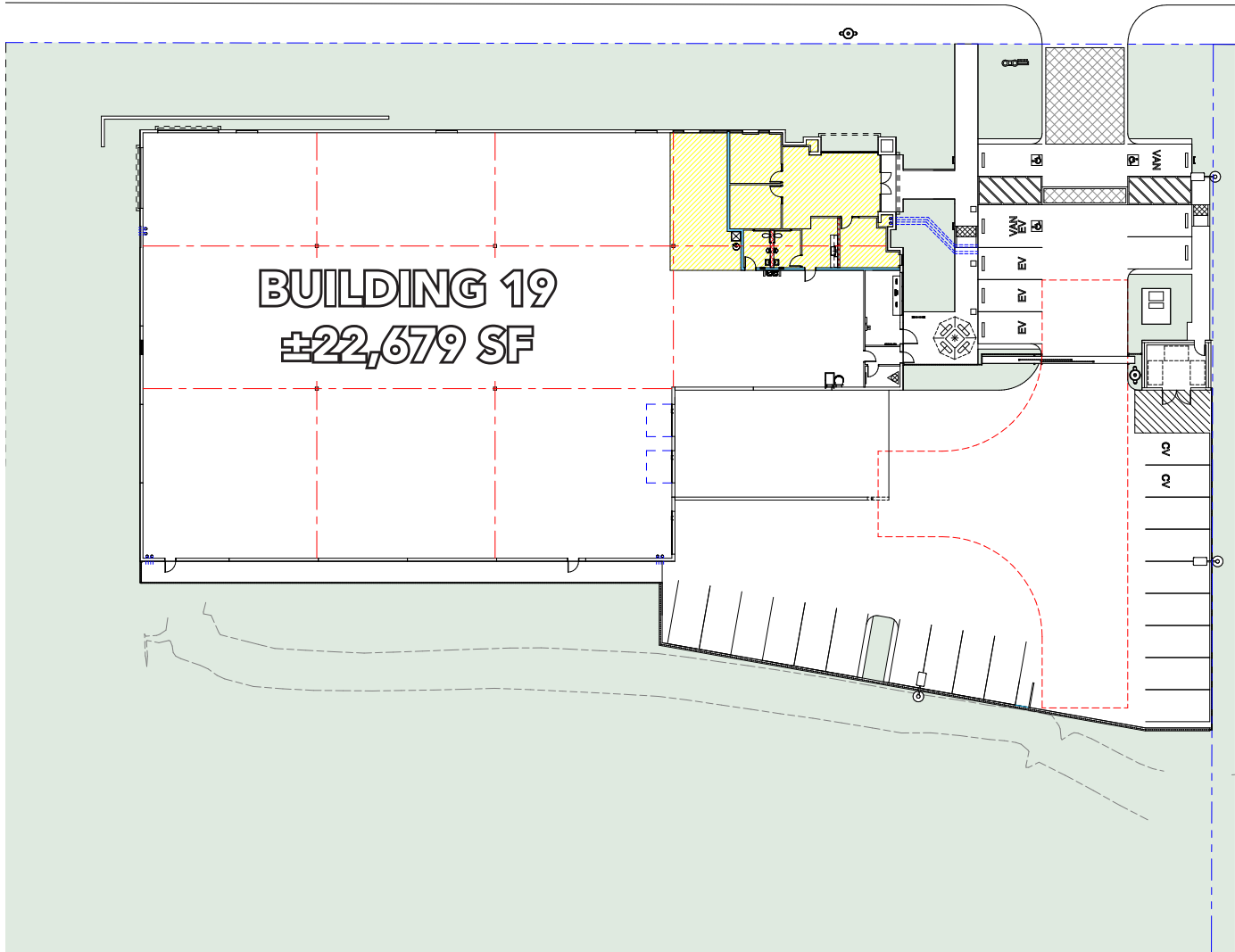
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SITE & OFFICE PLAN

4 2 6 6 1 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

AVENIDA ALVARADU



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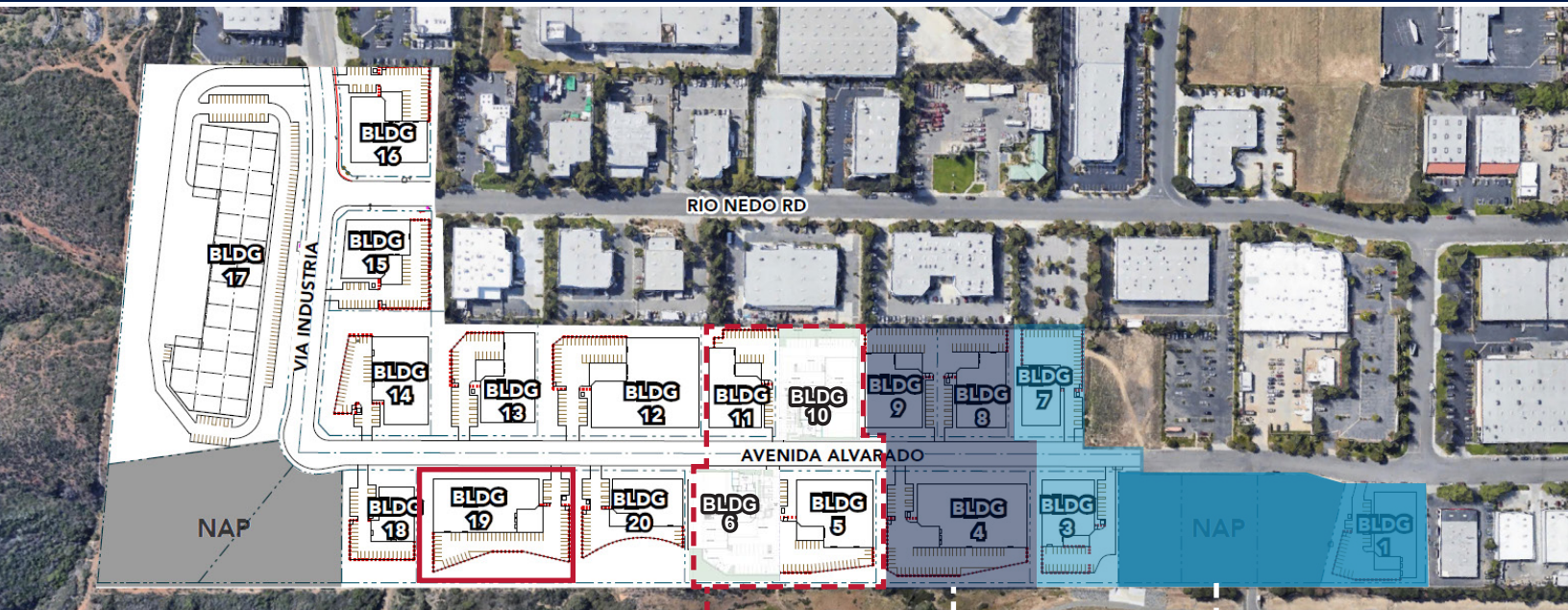
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42661 AVENIDA ALVARADO | TEMECULA | CA

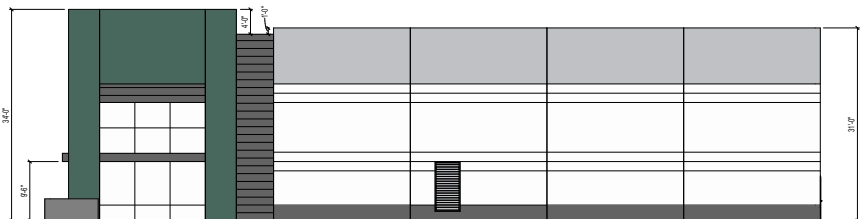


PHASE III

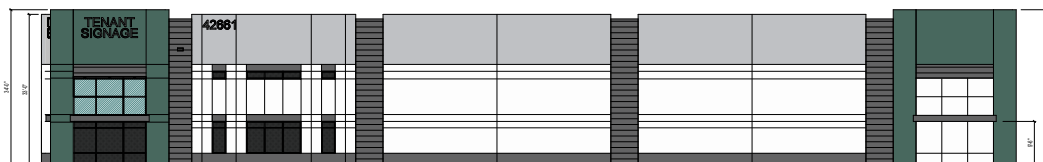
PHASE II

PHASE I

WEST ELEVATION



NORTH ELEVATION



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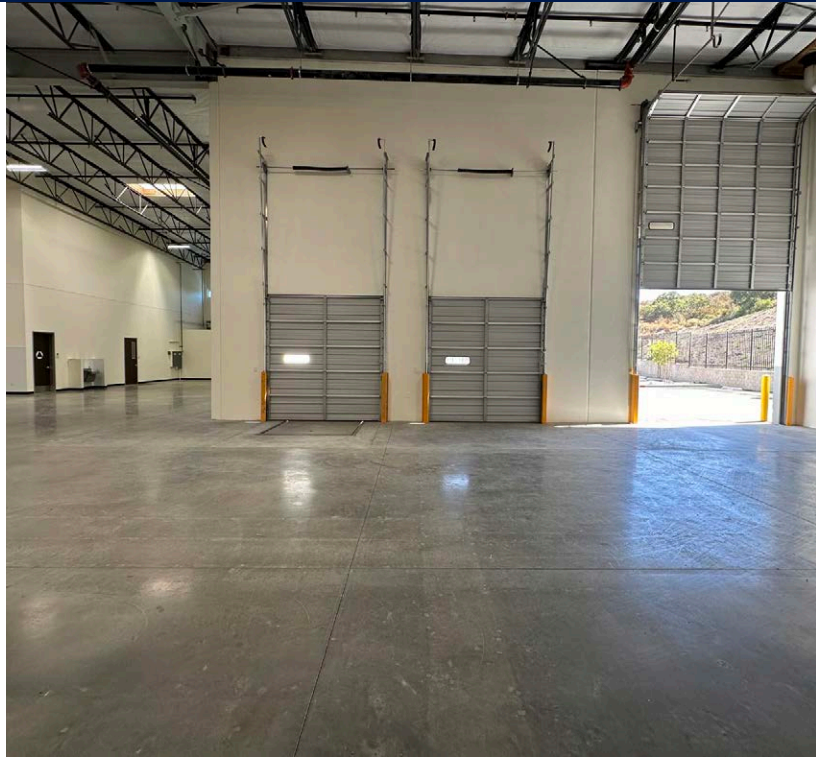
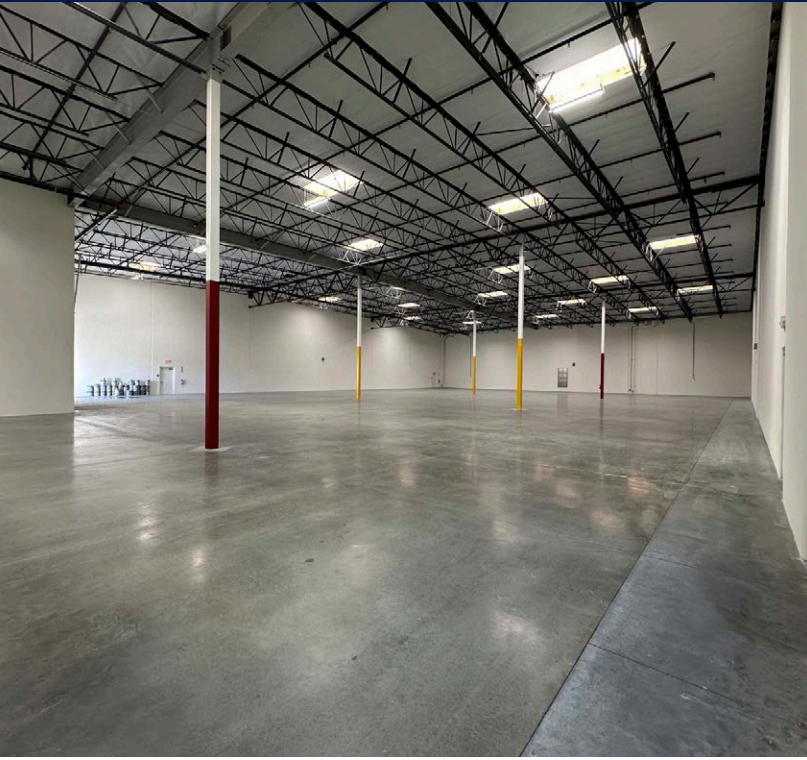
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# MS MOUNTAIN VIEW BUSINESS PARK

# BLDG. NINETEEN

AMENITIES MAP

42661 AVENIDA ALVARADO | TEMECULA | CA



**SUBJECT  
PROPERTY**

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