

**SELLER FINANCING  
AVAILABLE**



AVAILABLE FOR SALE

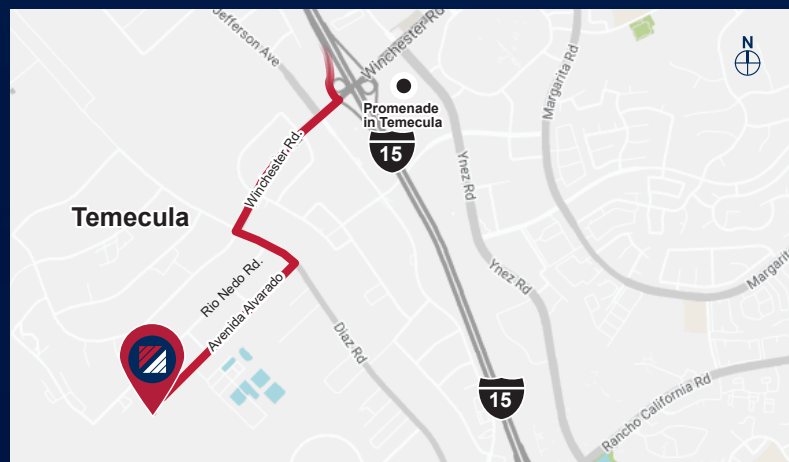
# MS MOUNTAIN VIEW BUSINESS PARK

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 Sale
- 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:

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CADRE #01755814

### NICK CANTU

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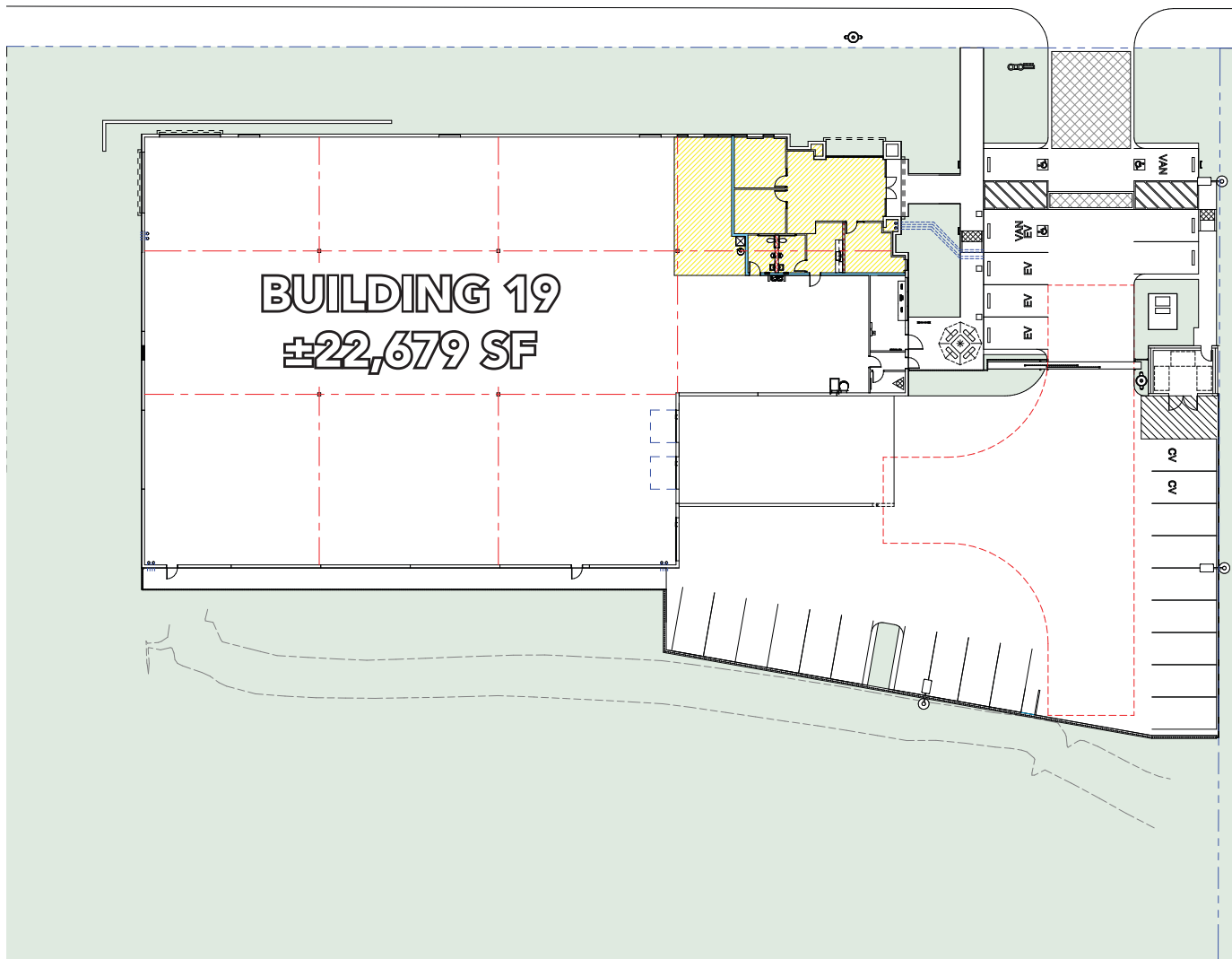
# MS MOUNTAIN VIEW BUSINESS PARK

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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 ALVARADO



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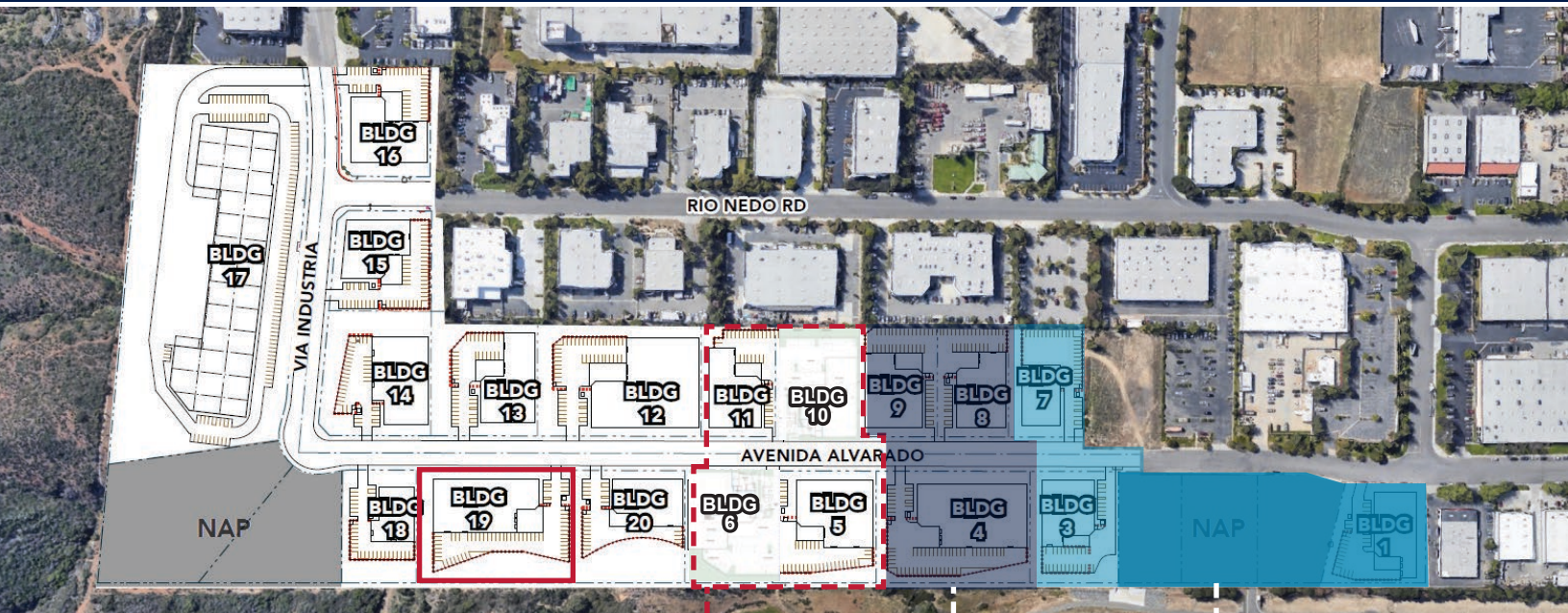
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NINETEEN

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42661 AVENIDA ALVARADO | TEMECULA | CA

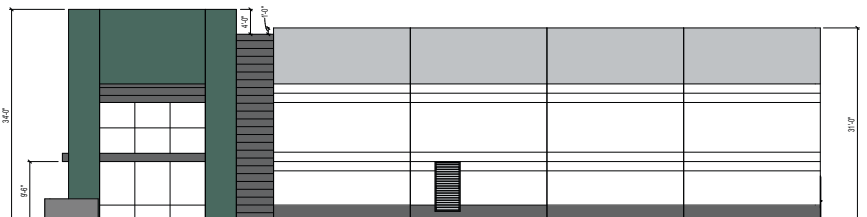


**PHASE III**

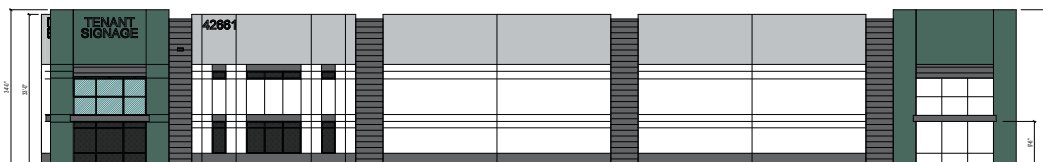
**PHASE II**

**PHASE I**

WEST ELEVATION



NORTH ELEVATION



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# MS MOUNTAIN VIEW

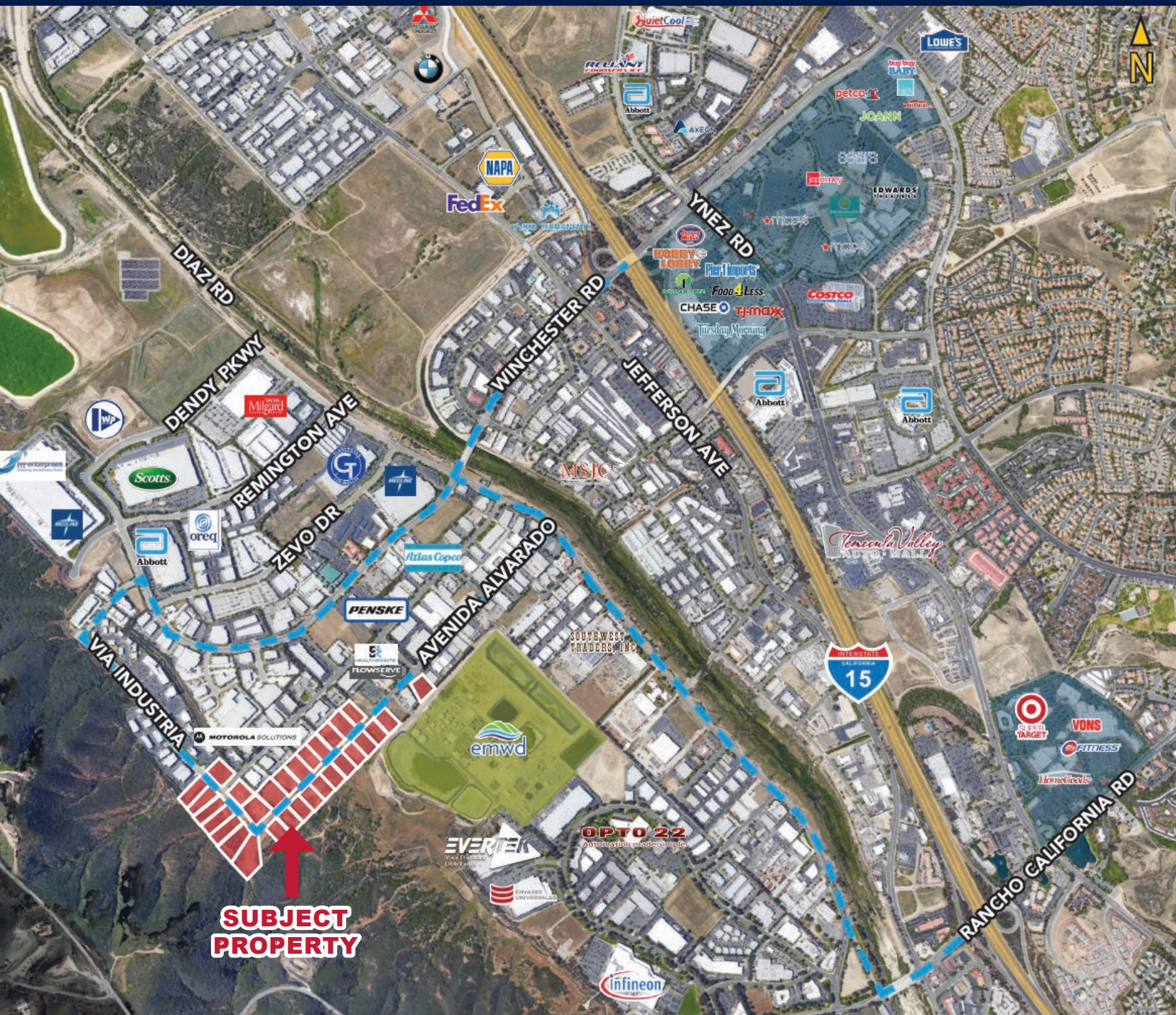
BUSINESS PARK

BLDG. NINETEEN

# 19

AMENITIES MAP

42661 AVENIDA ALVARADO | TEMECULA | CA



**SUBJECT  
PROPERTY**

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