

GLEMKA BUSINESS PARK - MURRIETA

38436 INNOVATION COURT, SUITE 107, MURRIETA, CALIFORNIA 92563

±2,263 SF
INDUSTRIAL SPACE
FOR LEASE



FOR MORE INFORMATION, PLEASE CONTACT:

CAREY PASTOR | Senior Vice President

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CalDRE License # 01403298



COLDWELL BANKER
COMMERCIAL
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Corp. Cal DRE License # 02089395

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PROPERTY HIGHLIGHTS

- ±3,300 SF industrial space for lease
- Office improvements consist of a reception area, 1 private office and 1 restroom
- 200 Amp, 120/208 volt 3 phase power supply
- 10' x 12' roll up door
- Industrial Park (IP) Zoning – County of Riverside Unincorporated
- Professionally managed business park



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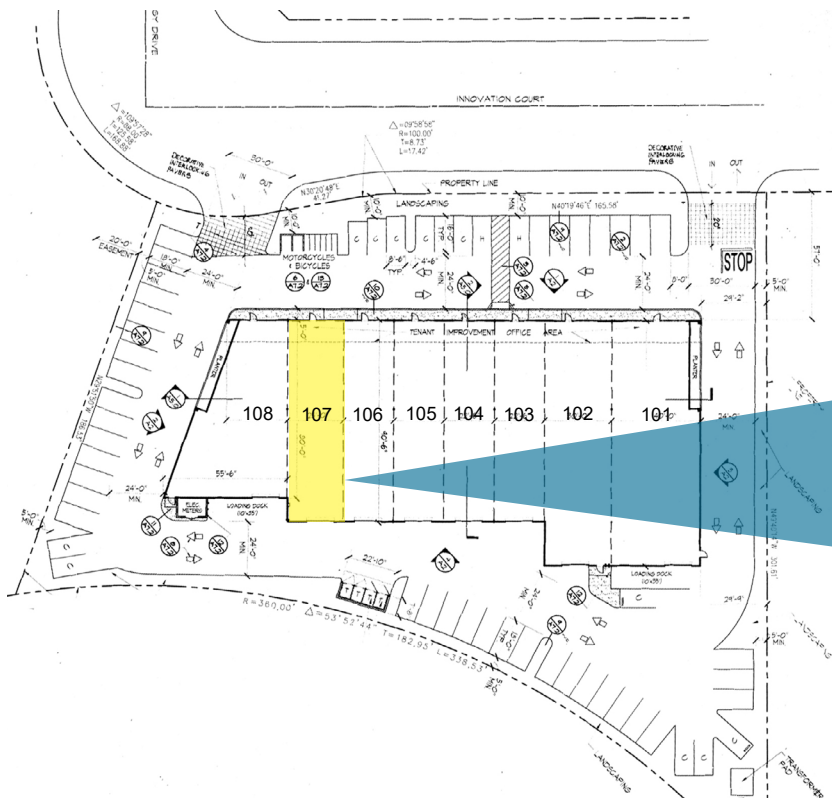
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AVAILABILITY

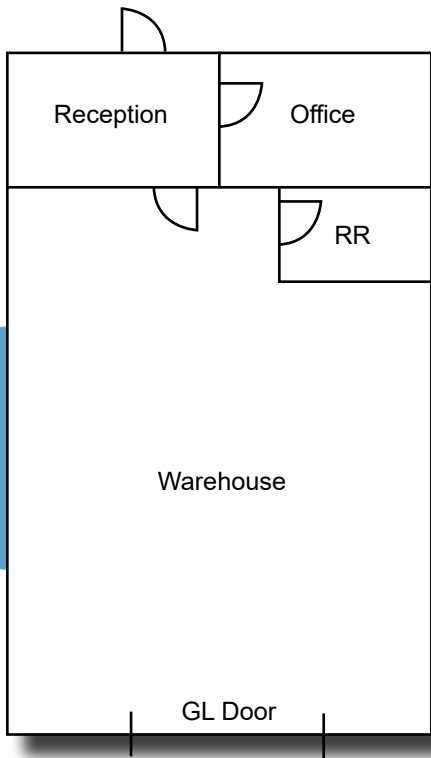
UNIT	UNIT SIZE	BASE RENTAL RATE	DESCRIPTION
107	±2,263 SF	\$3,304.00 Base Rent + CAO E*	Reception area, 1 private office, 1 restroom, warehouse with rear loading roll up door.

*2026 Monthly Common Area Operating Expenses (CAOE) estimated at \$430.00 per month and are subject to annual reconciliation and increase

SITE PLAN



TYPICAL FLOOR PLAN



* Not to scale

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**GLEMKA BUSINESS
PARK-MURRIETA**

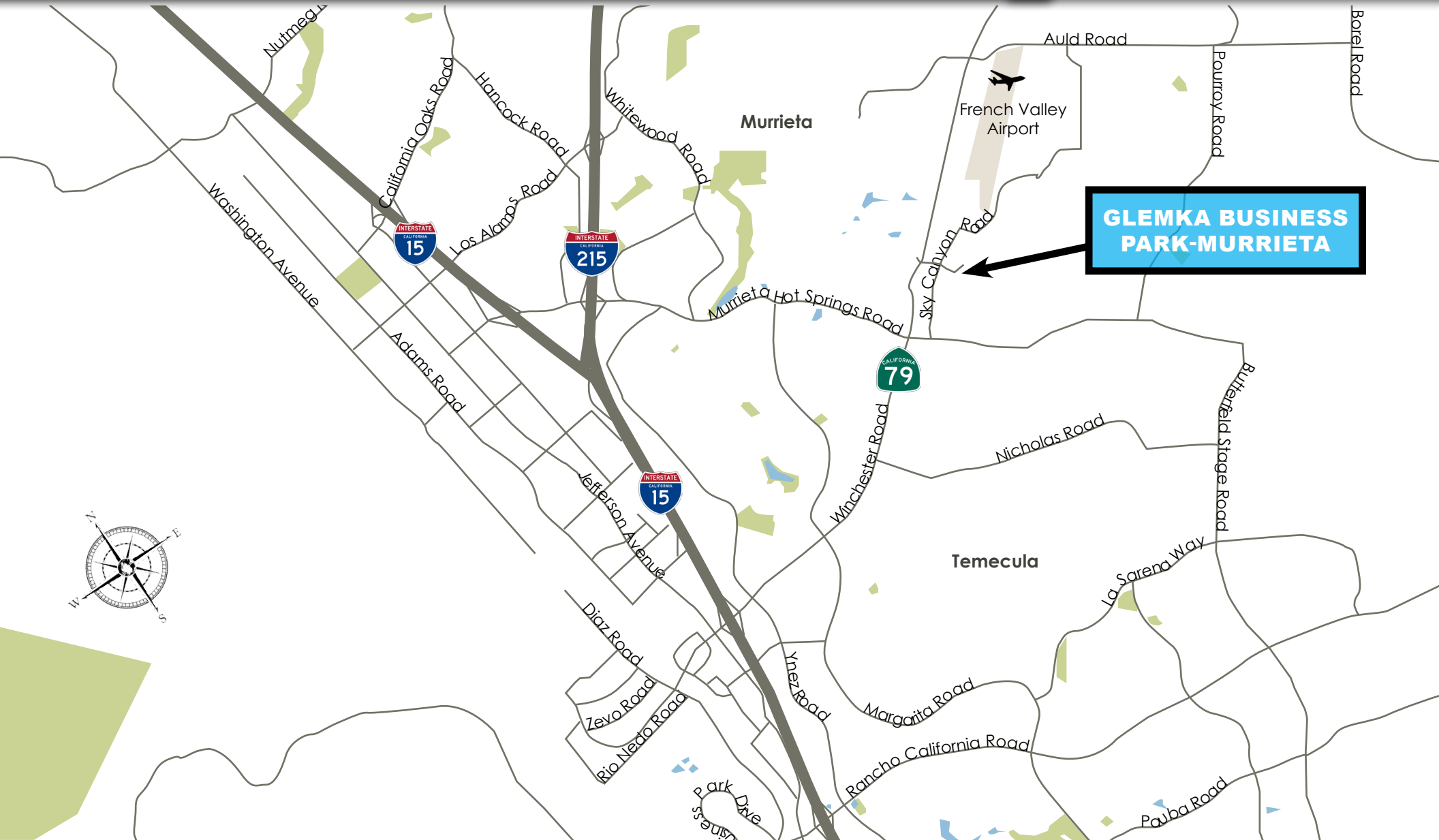
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