

Properties for Sale

1 41785 Elm St, Murrieta, CA 92562



Property Details

Price	\$1,750,000
Building Size	13,797 SF
Lot Size	13,797 SF
Price/SF	\$126.84 /SF
Property Type	Industrial
Property Sub-type	Warehouse
Property Use Type	Investment
Cap Rate	6.13%
No. Stories	1
Tenancy	Multiple
Year Built	2005
Clear Ceiling Height	17 FT
No. Drive In / Grade-Level Doors	8
Parking Ratio	2.25 / 1,000 SF
Tax ID/APN	909-062-006
Status	Active

Property Description

13,797 sf fully leased warehouse condo for sale. Currently leased to three tenants. (8) 10' w x 12' h grade level doors. Clear height: 17' . (4) 200 amp - total 800 amps, 120-208v, 3phase. Great location near I-215 and I-15 interchange. Natural gas line available. Approx. 2.25/1,000 parking ratio.

Location Description

Excellent Southwest Riverside County location in an explosive industrial development area central to Orange, San Diego, Riverside and San Bernardino Counties.

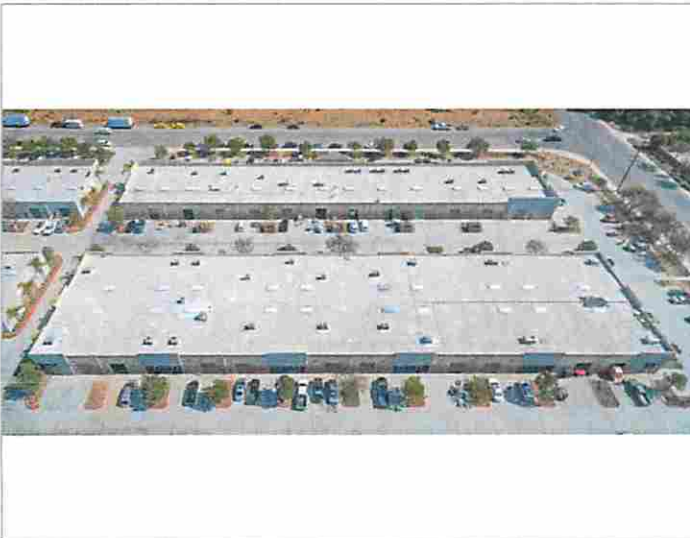
Financial Summary

	Proforma
Scheduled Gross Income	\$151,508
Operating Expenses	\$44,146
Net Operating Income	\$107,362

Unit Mix Information

Tenant	SF Occupied	Lease Expired
Pump It Up	10,287	
Walk It Off	2,080	5/1/2020
Electronic Design Solutions	1,430	5/1/2020

Photos







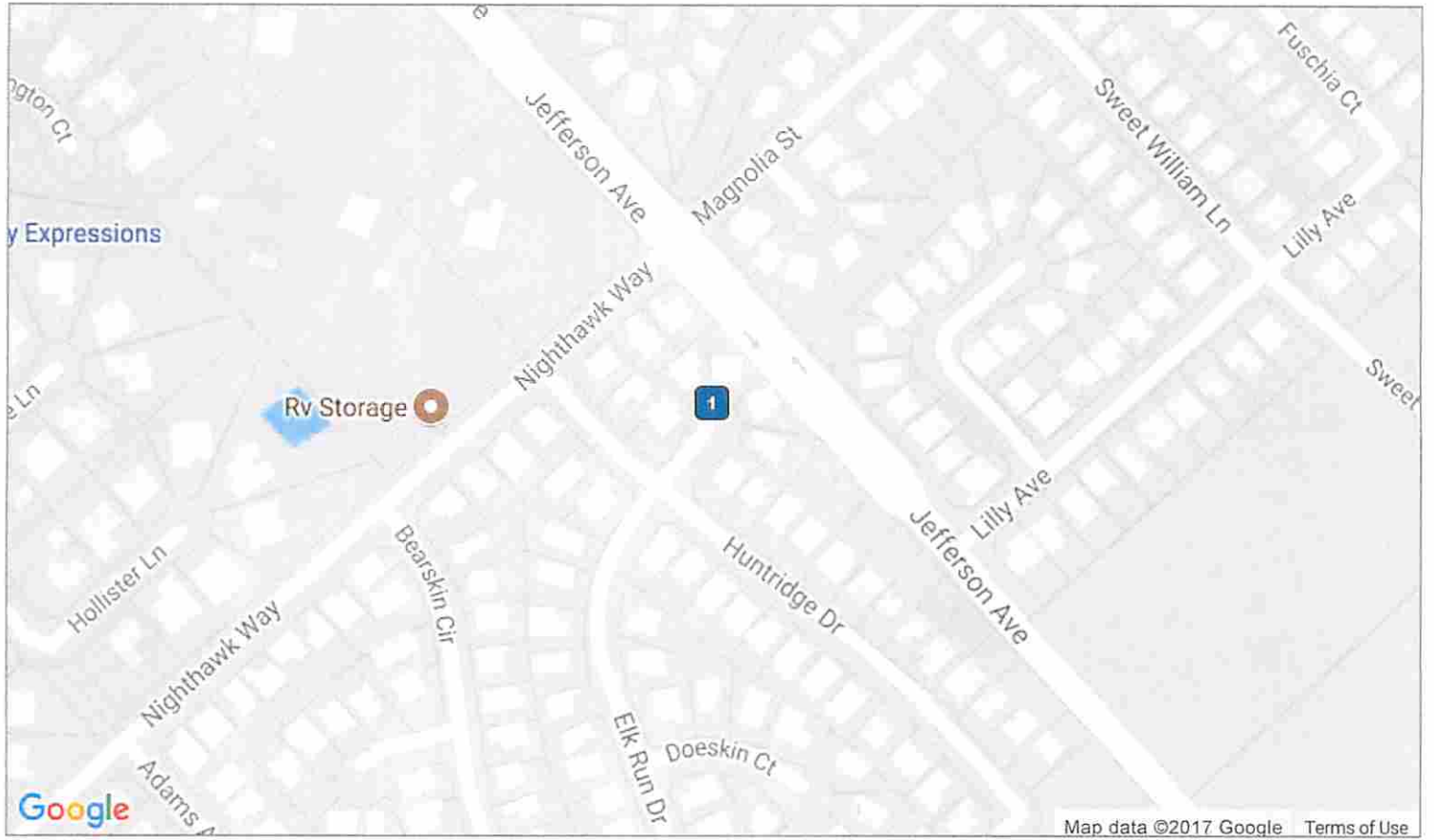
Market Trends

Asking Prices Industrial for Sale Murrieta, CA (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$143	+4.0%	+13.6%
Metro	\$128	+2.8%	+15.6%
County	\$131	+3.7%	+15.6%
City	\$100	+0.0%	+0.0%

Map



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