

41537 EASTMAN DRIVE
MURRIETA, CALIFORNIA 92562

FOR LEASE
BRAND NEW ±28,000 SF
INDUSTRIAL BUILDING
UNDER CONSTRUCTION

CONSTRUCTION UNDERWAY



SOUTH FACING EXTERIOR ELEVATION



EAST FACING EXTERIOR ELEVATION



NORTH FACING EXTERIOR ELEVATION



WEST FACING EXTERIOR ELEVATION

FOR MORE INFORMATION, PLEASE CONTACT:

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CalDRE License # 01403298



**COLDWELL
BANKER
COMMERCIAL
SC**

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PROPERTY HIGHLIGHTS

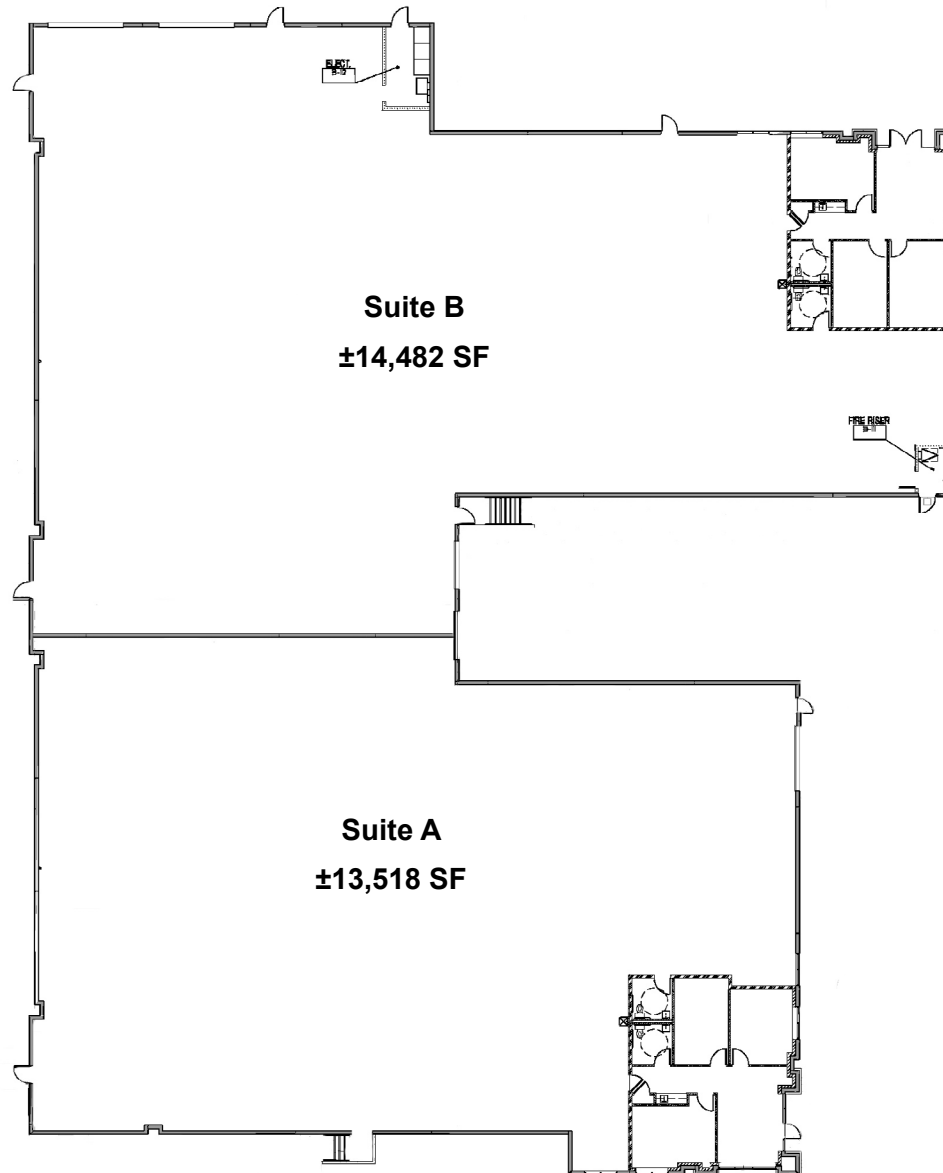
- Brand New Industrial Building For Lease
- Q4 2020 estimated delivery date
- ±28,000 SF building demisable to ±13,518 (suite A) and 14,482 SF (suite B)
- 2 dock high loading doors and 3 grade level roll-up doors
- 1,600A Main, 480/277V, Suite A: 600A, Suite B: 600A
- Office build-out to suit
- Close proximity to I-15 freeway via Murrieta Hot Springs Road and Winchester Road
- 22' warehouse clear height



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SITE PLAN



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MURRIETA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 Population			
2023 Projection	16,505	101,730	219,669
2018 Estimate	15,537	94,029	202,514
2010 Census	14,603	82,203	174,811
 Households			
2023 Projection	5,250	30,493	68,277
2018 Estimate	4,973	28,378	63,401
2010 Census	4,768	25,239	55,603
 2018 Est. Population by Single-Classification Race			
White	9,270	59,058	131,814
Black	1,141	5,987	11,720
American Indian	114	805	1,704
Asian	2,044	11,769	22,247
Pacific Islander	87	431	868
Hispanic	4,903	29,139	61,503
 2018 Average Household Income	\$98,221	\$107,488	\$105,696

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