



41658 Ivy Street

Murrieta, CA 92562



Brett Pack

Tobias Commercial

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41658 Ivy St

\$1.07 /SF/MO/NNN

Tobias Commercial is pleased to present For Lease this Premier Industrial Property located on Ivy Street in Murrieta, CA. This High Image Building is comprised of units ranging in size from +/- 1,035 SF to +/- 2,112 SF of Premium Industrial Flex/Warehouse Space with Excellent Visibility and Access. Most are Front Loaded with Large Grade Level Doors, Spacious Loading areas and Open Floor Plans for ease of configuration. Suites are typically powered with 100 AMPS 120/208v, 3-phase (4 wire) service.

This Building is Strategically Located in one of the Fastest Growing Commercial Markets in Riverside County and has the Unique Ability to Serve San Diego, Riverside and Orange Counties. Situated in a Prominent, Highly Visible and Accessible Location just West of Interstate 15 on the Busy Jefferson Avenue Corridor in the Business Friendly City of Murrieta. Easily Accessed directly via Jefferson Avenue and the Signalized Intersection at Ivy Street. Full Access both North to Murrieta Hot Springs and South to French Valley...

- Centrally Located
- Professionally Managed Property



Rental Rate:	\$12.84 /SF/YR
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Property Type:	Industrial
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Property Subtype:	Warehouse
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Rentable Building Area:	22,991 SF
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Year Built:	2002
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Rental Rate Mo:	\$1.07 /SF/MO
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1st Floor Ste 113

Space Available	1,035 SF
Rental Rate	\$1.07 /SF/MO/NNN
Date Available	November 01, 2025
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Smaller Front Loaded Industrial Unit with (1) office/reception area, private restroom and the balance warehouse. Base Rent is \$1.07 PSF/month plus NNN \$.27 PSF/month.Contact Broker to Tour.



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