

FOR SALE

INDUSTRIAL CONDOS RANGING FROM ±2,105 SF TO ±9,226 SF
41740 Enterprise Circle North | Temecula, CA



PROPERTY HIGHLIGHTS

- ±34,675 Sq. Ft. Light Industrial Building
- ±1.97 acre parcel
- Located just west of I-15 and 1 lot north of Winchester Rd.
- Easy I-15 access
- ±20' Warehouse Clear Height
- 12'x14' rear loading doors
- New Paint, Slurry and Landscaping



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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

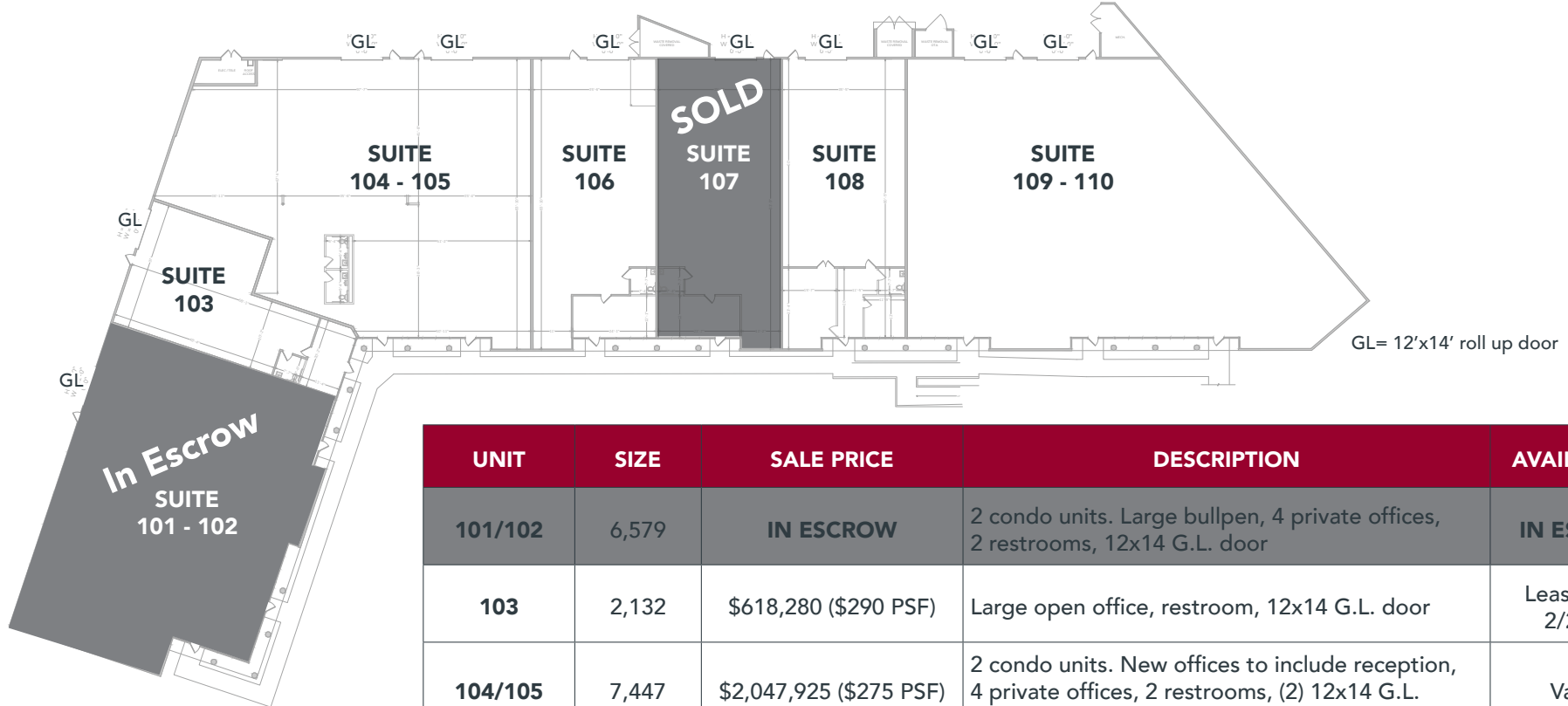
PROPERTY AERIAL



LOCATION MAP



AVAILABILITY

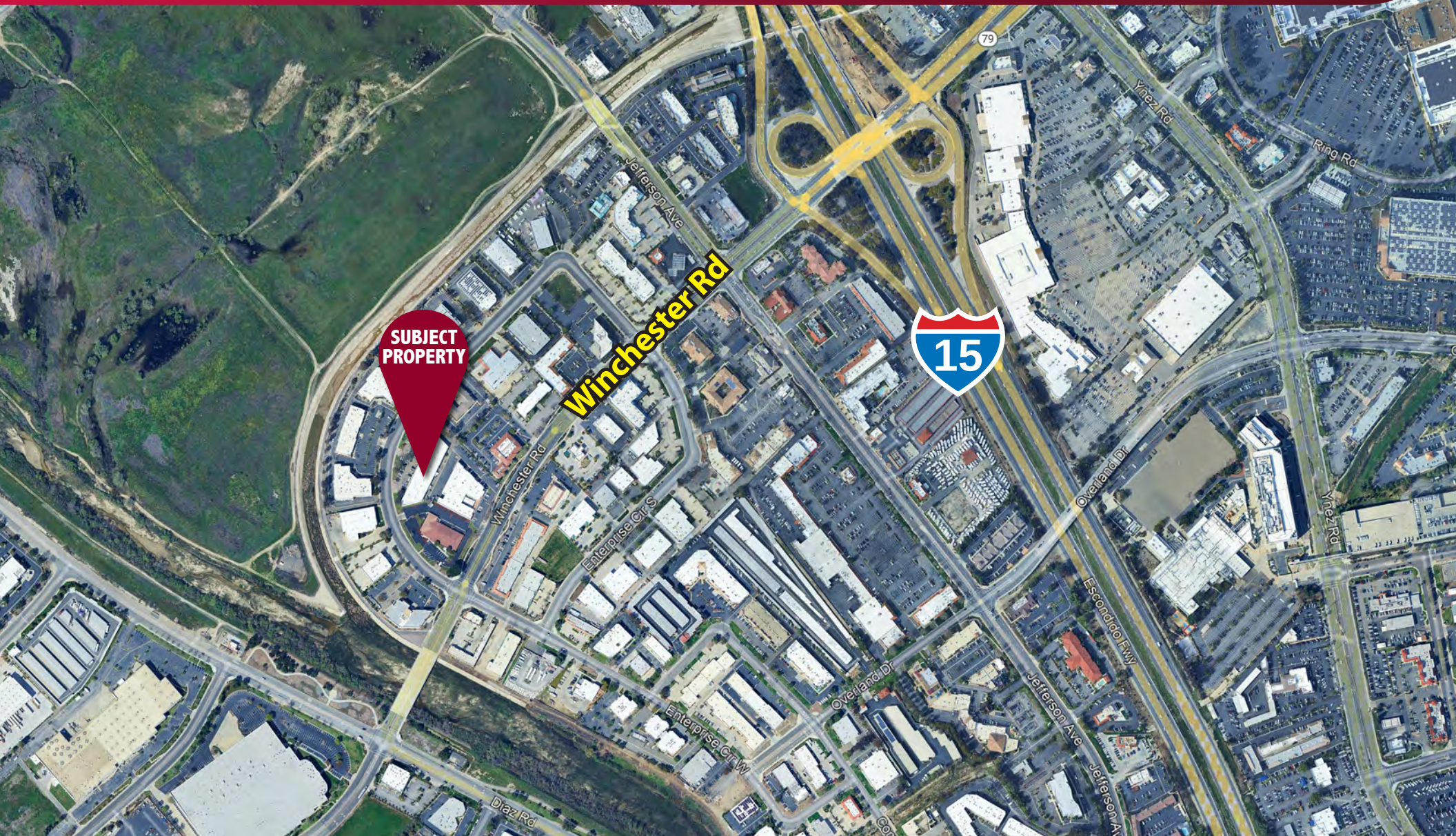


UNIT	SIZE	SALE PRICE	DESCRIPTION	AVAILABILITY
101/102	6,579	IN ESCROW	2 condo units. Large bullpen, 4 private offices, 2 restrooms, 12x14 G.L. door	IN ESCROW
103	2,132	\$618,280 (\$290 PSF)	Large open office, restroom, 12x14 G.L. door	Leased thru 2/28/27
104/105	7,447	\$2,047,925 (\$275 PSF)	2 condo units. New offices to include reception, 4 private offices, 2 restrooms, (2) 12x14 G.L. doors. (See Next Page For Floorplan)	Vacant
106	3,110	\$886,350 (\$285 PSF)	1 office, 1 restroom, 12x14 G.L. door	Leased thru 12/31/26
107	3,080	SOLD	1 office, 1 restroom, 12x14 G.L. door	SOLD
108	3,101	\$883,785 (\$285 PSF)	2 offices, 1 restroom, 12x14 G.L. door	Leased thru 11/30/28
109/110	9,226	\$2,537,150 (\$275 PSF)	2 condo units occupied, (2) 12'x14' GL doors.	Leased thru 11/30/26

SUITES 104-105 NEW OFFICES



LOCATION MAP



AMENITIES MAP



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