

# HIGHLANDS BUSINESS CENTER

40935 - 40945 COUNTY CENTER DRIVE  
TEMECULA



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**FOR LEASE**  
FLEX / INDUSTRIAL SPACE

# PROPERTY HIGHLIGHTS

- 40935 & 40945 County Center Drive are conveniently located within Highlands Business Center in Temecula, California and offers highly improved Flex / R&D / Industrial space.
- Flexible floor plans with build-outs include: reception, multiple offices, conference room, open work area, coffee bar, restroom and warehouse.
- The project offers 14' clear height, 10' rear loading rollup doors, prominent building signage and covered parking.
- Zoned Business Park (BP), City of Temecula, allows for many office and industrial uses.
- High speed data transfer available via fiber optics communication network.
- Abundant parking at a ratio of 4 per 1,000 RSF.

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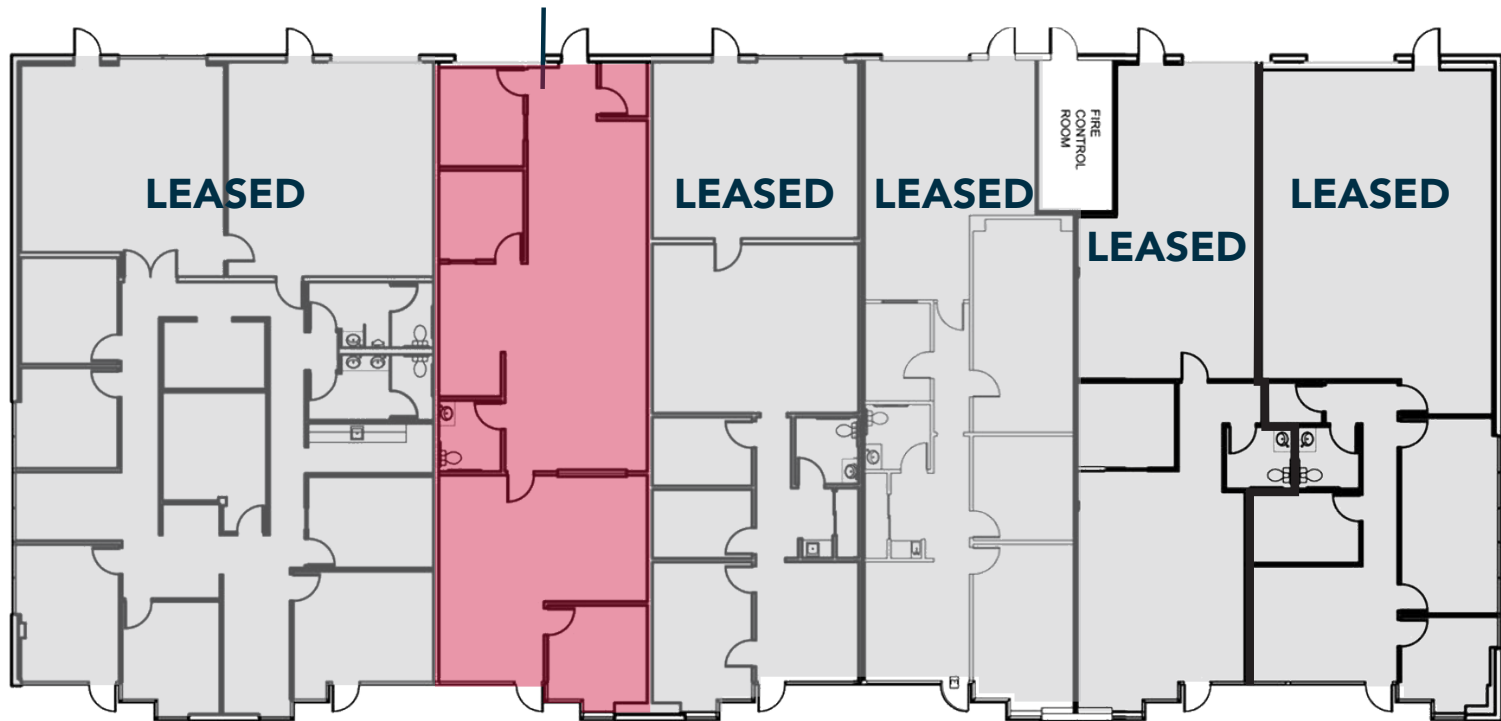
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**SUITE C / 1,764 RSF / \$1.75 MG\***

Large Reception, three private offices, bullpen, interior restroom.  
Contact broker for touring instructions.

\* MG Rate does not include janitorial or electricity

**SUITE C**  
1,764 SF  
AVAILABLE



# CENTRAL LOCATION

- Premier location within 1/2 mile of I-15 access at Winchester Road and closest on/off ramp to I-15 / I-215 interchange.
- The Old Town Temecula is two miles away and offers number of dining, shopping, entertainment and retail options.
- The City of Temecula is one of the fastest growing and centrally located business districts on the West Coast.
- Cost-effective and business friendly environment provides access to a highly skilled labor force and high-quality of living.





# HIGHLANDS BUSINESS CENTER

40935 - 4095 COUNTY CENTER DRIVE  
TEMECULA

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COMMERCIAL REAL ESTATE SERVICES

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