

**±17,450 SF INDUSTRIAL FACILITY
WITH OFFICES AND FENCED YARD**

FOR LEASE

**PRIME INDUSTRIAL WAREHOUSE - MOVE-IN READY
42445 AVENIDA ALVARADO - TEMECULA, CA**



PROPERTY FEATURES:

- **±17,450 SF Industrial Facility with Offices and Fenced Yard**
Additional Bonus Mezzanine: ±1,150 SF (No Charge)
- Large Fenced Yard
- 22' Clear Height
- 600 Amps, 277/480v
- **Loading:**
 - (1) Dock High Truck Door
 - (2) Grade Level Truck Doors
- Immediate Availability
- On Lockbox

LEASE RATE: \$.99 PSF/MO/MG*

***RATE FOR MONTHS 1-6, THEN \$1.30 PSF/MONTH**

NO NNN FEES!



JIM NADAL, CCIM
951.445.4520
jnadal@leetemecula.com
DRE #01040679

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

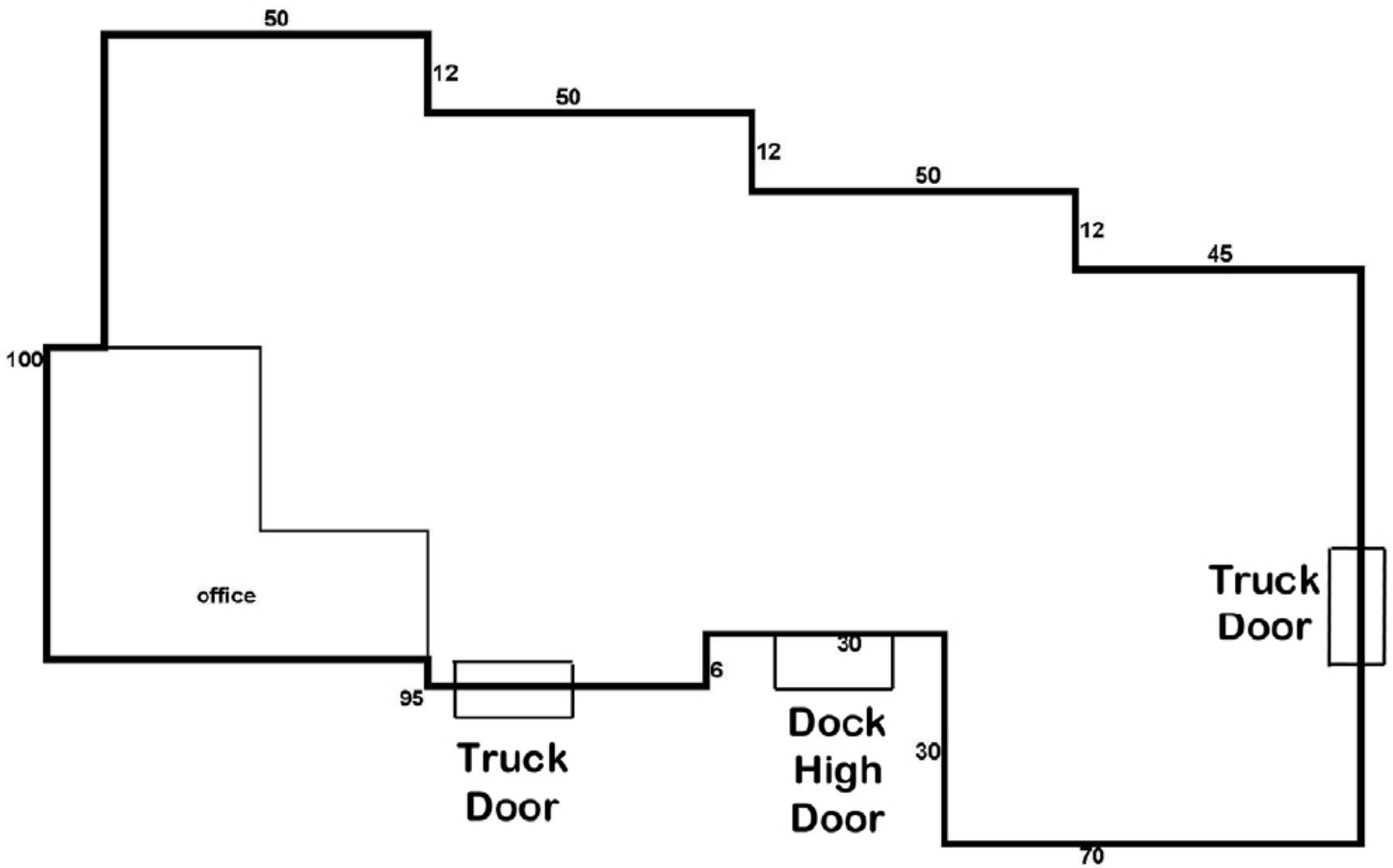
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562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

**±17,450 SF INDUSTRIAL FACILITY
WITH OFFICES AND FENCED YARD**

FOR LEASE

PRIME INDUSTRIAL WAREHOUSE - MOVE-IN READY
42445 AVENIDA ALVARADO - TEMECULA, CA

FLOORPLAN



JIM NADAL, CCIM
951.445.4520
jnadal@leetemecula.com
DRE #01040679

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

**±17,450 SF INDUSTRIAL FACILITY
WITH OFFICES AND FENCED YARD**

FOR LEASE

**PRIME INDUSTRIAL WAREHOUSE - MOVE-IN READY
42445 AVENIDA ALVARADO - TEMECULA, CA**

PROPERTY PHOTOS



EXTERIOR



DOUBLE WIDE DOCK-HIGH LOADING



GATE #1



GATE #2



EXTERIOR/FENCED YARD



EXTERIOR/FENCED YARD

JIM NADAL, CCIM
951.445.4520
jnadal@leetemecula.com
DRE #01040679

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

**±17,450 SF INDUSTRIAL FACILITY
WITH OFFICES AND FENCED YARD**

FOR LEASE

**PRIME INDUSTRIAL WAREHOUSE - MOVE-IN READY
42445 AVENIDA ALVARADO - TEMECULA, CA**

PROPERTY PHOTOS



WAREHOUSE



WAREHOUSE



BONUS MEZZANINE



KITCHEN/BREAKROOM



RECEPTION



CONFERENCE ROOM/OFFICE

JIM NADAL, CCIM
951.445.4520
jnadal@leetemecula.com
DRE #01040679

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

**±17,450 SF INDUSTRIAL FACILITY
WITH OFFICES AND FENCED YARD**

FOR LEASE

**PRIME INDUSTRIAL WAREHOUSE - MOVE-IN READY
42445 AVENIDA ALVARADO - TEMECULA, CA**

PROPERTY PHOTOS



OFFICE



EXTRA LARGE OFFICE

JIM NADAL, CCIM
951.445.4520
jnadal@leetemecula.com
DRE #01040679

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

**±17,450 SF INDUSTRIAL FACILITY
WITH OFFICES AND FENCED YARD**

FOR LEASE

**PRIME INDUSTRIAL WAREHOUSE - MOVE-IN READY
42445 AVENIDA ALVARADO - TEMECULA, CA**



JIM NADAL, CCIM
951.445.4520
jnadal@leetemecula.com
DRE #01040679

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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