

NEW INDUSTRIAL BUILDINGS FOR SALE OR LEASE



BUILDING 22



BUILDINGS 24 & 26



French Valley AIRPORT CENTER

French Valley Airport Center offers brand new, high-quality and energy-efficient buildings in Temecula Valley.

Limited Availability – Own or Lease Today

- Only an 8-Minute Drive from the 215 Freeway on Clinton Keith Road and a 5-Minute Drive from Murrieta Hot Springs Road and Highway 79
- Buildings Range from 4,623 to 7,995 Sq. Ft.
- Private Yards (On Select Buildings)
- Close to Restaurants, Shops, Residential Communities and Wineries
- Lease Rate Reduction Offered for the First Year on Term Leases from 2 to 5 Years
- Try Before You Buy! Fixed Price Lease with Option-to-Purchase Program Available
- For the Latest Information, Please Visit FrenchValleyAirportCenter.com

FrenchValleyAirportCenter.com

MICHAEL W. STRODE, MBA, CCIM, SIOR

Senior Vice President
CA DRE License #00798900
Office: 951.445.4508
Cell: 951.533.1484
Email: mstrode@leetemecula.com

CHARLEY BLACK

Senior Vice President
CA DRE License #01000597
Office: 951.445.4507
Cell: 951.326.0866
Email: cblack@leetemecula.com

SAM ROBLES

Vice President
CA DRE License #01982449
Office: 951.445.4519
Cell: 760.845.2835
Email: srobles@leetemecula.com

CONNOR STRODE

Vice President
CA DRE License #02170137
Office: 951.445.4529
Cell: 951.816.0438
Email: cstrode@lee-associates.com



25240 Hancock Avenue, Suite 100 | Murrieta, CA 92562 | Corp. ID #01048055 | www.lee-associates.com

These elevations, maps, features, finishes and specifications are subject to change at any time. They should not be relied upon as representations, express or implied. The developer reserves the right to make changes at any time without prior notice. Per BOMA/industry standards, square footage measurements reflect the dripline area, which may vary from the square footage shown in the architectural plans and condominium map. Square footage measurements are approximate only and should not be relied upon. Renderings are for representational purposes only. Potential fencing of yard not available on all options. Terms of sale or lease and availability are subject to change or withdrawal without notice. CA DRE license #01048055. 7/25

ALL BUILDINGS INCLUDE THE FOLLOWING:

- Exclusive-Use Yards (Fencing Not Allowed in Gas Company Easement)
- Optional Fenced-In Exclusive-Use Yards for 9 Out of 19 Buildings
- Exclusive Parking Spaces
- Turnkey Offices
- 400A, 120/208V Electrical Power
- Approximately 16' Warehouse Clear Height
- 12' x 12' Ground-Level Door

SOLD or LEASED

AVAILABLE

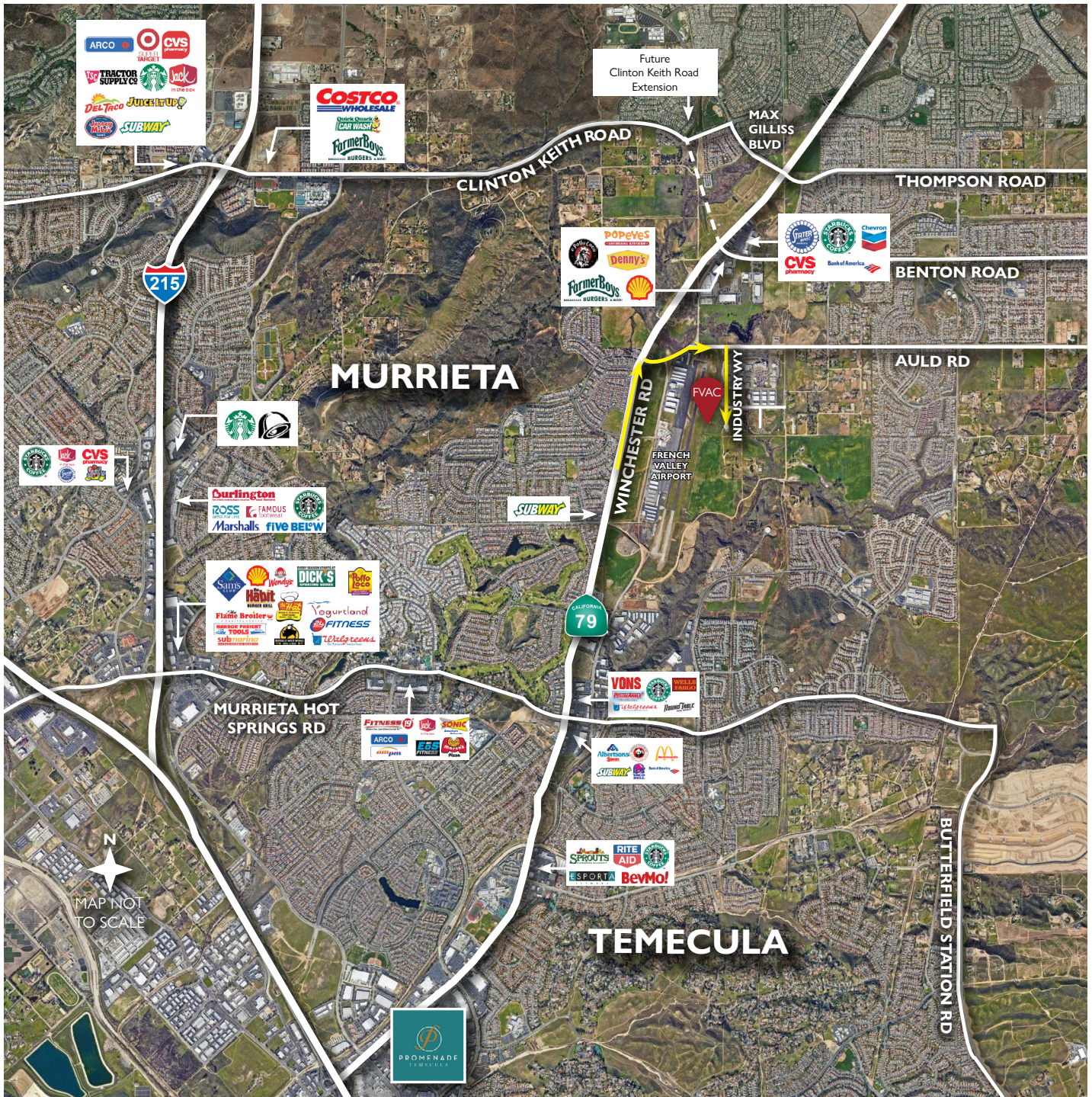


Note: No fencing, gate or structure allowed in the Gas Company Easement

N
MAP NOT TO SCALE

BLDG	ADDRESS	SIZE (SF +/-)	OFFICE SIZE (SF +/-)	PARKING STALLS	FENCING	STATUS	PRICING PSF	SALES PRICE	LEASE RATE /PSF MG
15	37335 Industry Way, Murrieta, CA	5,828	750	13	NO	OFF MARKET	N/A	N/A	N/A
16	37349 Industry Way, Murrieta, CA	5,828	750	13	NO	LEASED	N/A	N/A	N/A
17	37337 Industry Way, Murrieta, CA	6,308	972	15	NO	SOLD	N/A	N/A	N/A
18	37351 Industry Way, Murrieta, CA	6,308	972	15	NO	SOLD	N/A	N/A	N/A
19	37347 Industry Way, Murrieta, CA	6,308	972	15	OPT	SOLD	N/A	N/A	N/A
20	37353 Industry Way, Murrieta, CA	6,308	972	15	OPT	SOLD	N/A	N/A	N/A
21	37359 Industry Way, Murrieta, CA	6,261	749	14	NO	SOLD	N/A	N/A	\$1.45
22	37375 Industry Way, Murrieta, CA	6,574	749	15	NO	SOLD	N/A	N/A	N/A
23	37361 Industry Way, Murrieta, CA	6,508	972	15	NO	AVAILABLE	\$316.25	\$2,058,155	\$1.40
24	37377 Industry Way, Murrieta, CA	6,833	972	16	NO	AVAILABLE	\$316.25	\$2,160,936	\$1.40
25	37371 Industry Way, Murrieta, CA	6,508	972	15	OPT	AVAILABLE	\$320	\$2,082,560	\$1.45
26	37383 Industry Way, Murrieta, CA	6,833	972	16	OPT	LEASED	N/A	N/A	N/A
27	37373 Industry Way, Murrieta, CA	7,615	756	18	OPT	SOLD	N/A	N/A	N/A
28	37385 Industry Way, Murrieta, CA	7,995	756	19	OPT	SOLD	N/A	N/A	N/A
29	37395 Industry Way, Murrieta, CA	5,846	769	13	NO	LEASED	N/A	N/A	N/A
30	37407 Industry Way, Murrieta, CA	5,518	585	13	NO	SOLD	N/A	N/A	N/A
31	37409 Industry Way, Murrieta, CA	5,518	585	13	OPT	SOLD	N/A	N/A	N/A
32	37419 Industry Way, Murrieta, CA	4,884	583	11	OPT	LEASED	N/A	N/A	N/A
33	37421 Industry Way, Murrieta, CA	4,623	583	11	OPT	SOLD	N/A	N/A	N/A

French Valley AIRPORT CENTER



Work and play all within reach! Forge a path to a prosperous business environment at French Valley Airport Center, where you'll find easy access to local freeways and recently completed roads as well as restaurants, shops, wineries and residential communities.

Learn more about the low-maintenance and hassle-free industrial buildings available now.

FrenchValleyAirportCenter.com