

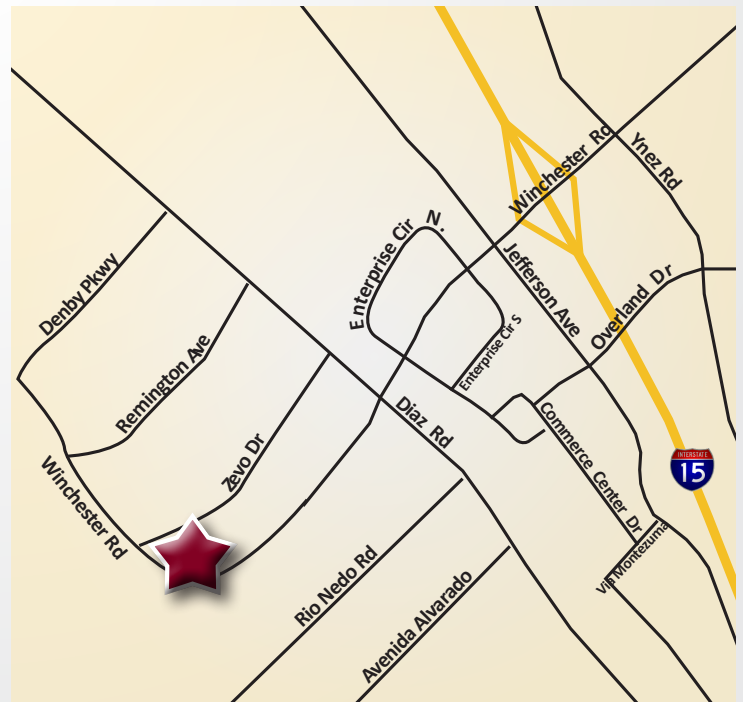
WESTSIDE COMMERCE CENTER INDUSTRIAL UNIT FOR SUBLEASE

42309 - UNIT E, WINCHESTER ROAD - TEMECULA, CA



PROPERTY HIGHLIGHTS:

- ◆ $\pm 4,102$ SF AVAILABLE FOR SUBLEASE
- ◆ INTERIOR IMPROVEMENTS INCLUDE:
 - ◆ RECEPTION ENTRY
 - ◆ PRIVATE OFFICE
 - ◆ RESTROOM
- ◆ CLOSE PROXIMITY TO FREEWAYS I-15 & I-215
- ◆ GL DOOR 10' X 14'
- ◆ EXCELLENT PARKING 2.32/1,000
- ◆ SPRINKLERED
- ◆ 200 AMP / 3 PHASE (VERIFY)
- ◆ 20' CLEAR HEIGHT
- ◆ ZONED: LIGHT INDUSTRIAL



**CONTACT AGENT
FOR SUBLEASE RATE**



LEE & ASSOCIATES | TEMECULA VALLEY
25240 Hancock Avenue | Suite 100
Murrieta, CA 92560 | 951.445.4500
www.lee-associates.com

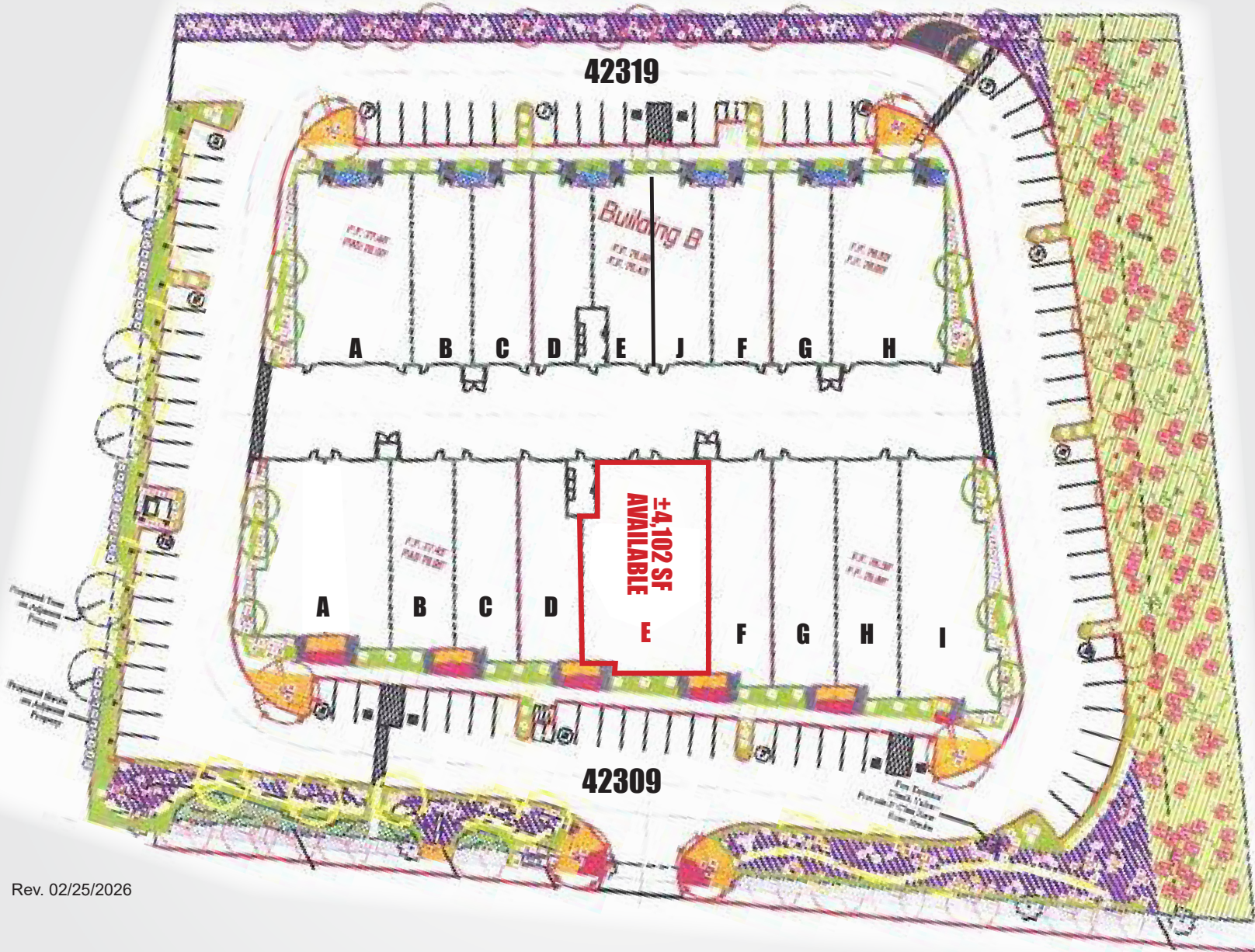
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Rev. 02/25/2026

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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 DRE # 01048055

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SITE

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