

West Side Tech Center

42075 Remington Avenue, Unit 102 Temecula, CA 92590

Office Improvements:

Reception, Private Office, Conference Room, Coffee Bar, Single Private Restroom, Mezzanine Office, Warehouse with +/-12' X 14' ground level loading and 277/480 volt electric, 3 phase, 4 wire, expandable (verify)

Project Features:

**2.75:1,000 parking ratio
Surveillance cameras**

LEASE RATE:

\$1.44/SF, MG per month (plus estimated Common Area Operating Expenses of \$0.21/SF per month)

+/-3,913 Square Foot Flex Industrial



Temecula's Premier Industrial Park!

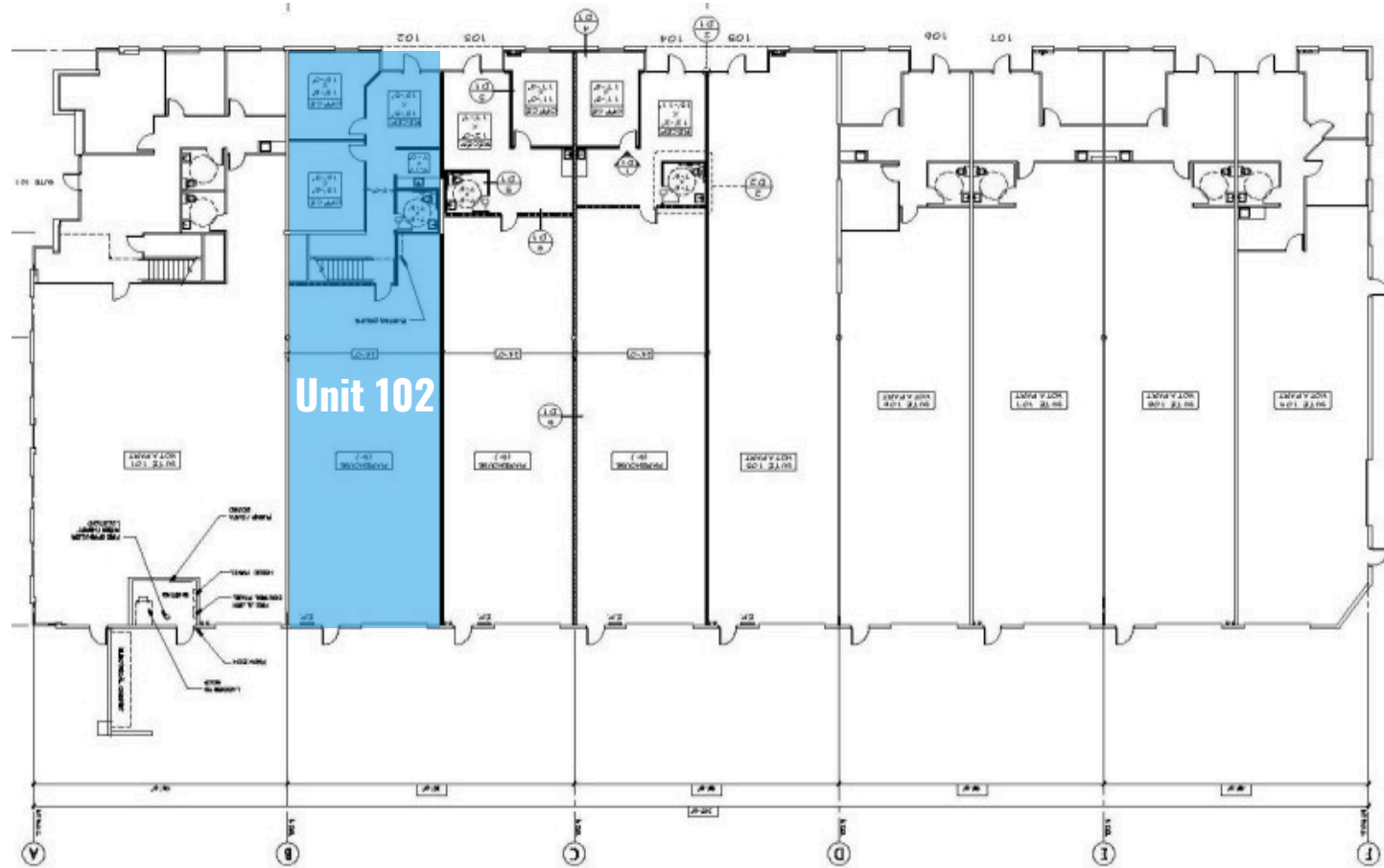
**More Information: Christopher J. Masino, SIOR
(951) 795-4556 | cmasino@masinoindustrial.com
DRE License: 01352110**



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Building Floor Plan



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Interior Images



Coffee Bar



Warehouse



Ground Level Loading



Mezzanine Office

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Suite	Square Feet	Suite Features	*Lease Rate/Mo.
102	3,913	Reception, Private Offices, Coffee Bar, Restroom, Warehouse , Ground Level Loading Door	\$6,456.45
*Modified Gross, including estimated CAM currently equal to \$0.21/SF			
Updated:	2/23/2026		



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Area Map



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