



FOR LEASE ±37,491 SF INDUSTRIAL BUILDING

**41995
ZEVO DRIVE
TEMECULA, CA 92590**



Located in Westside Business Center



Expandable Power








New Ownership and New Capital Improvements Underway

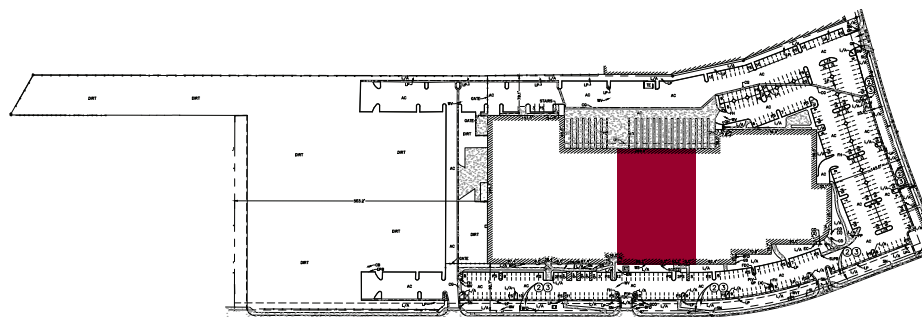


Can be expanded with adjacent unit to accommodate users up to 100-120ksf.

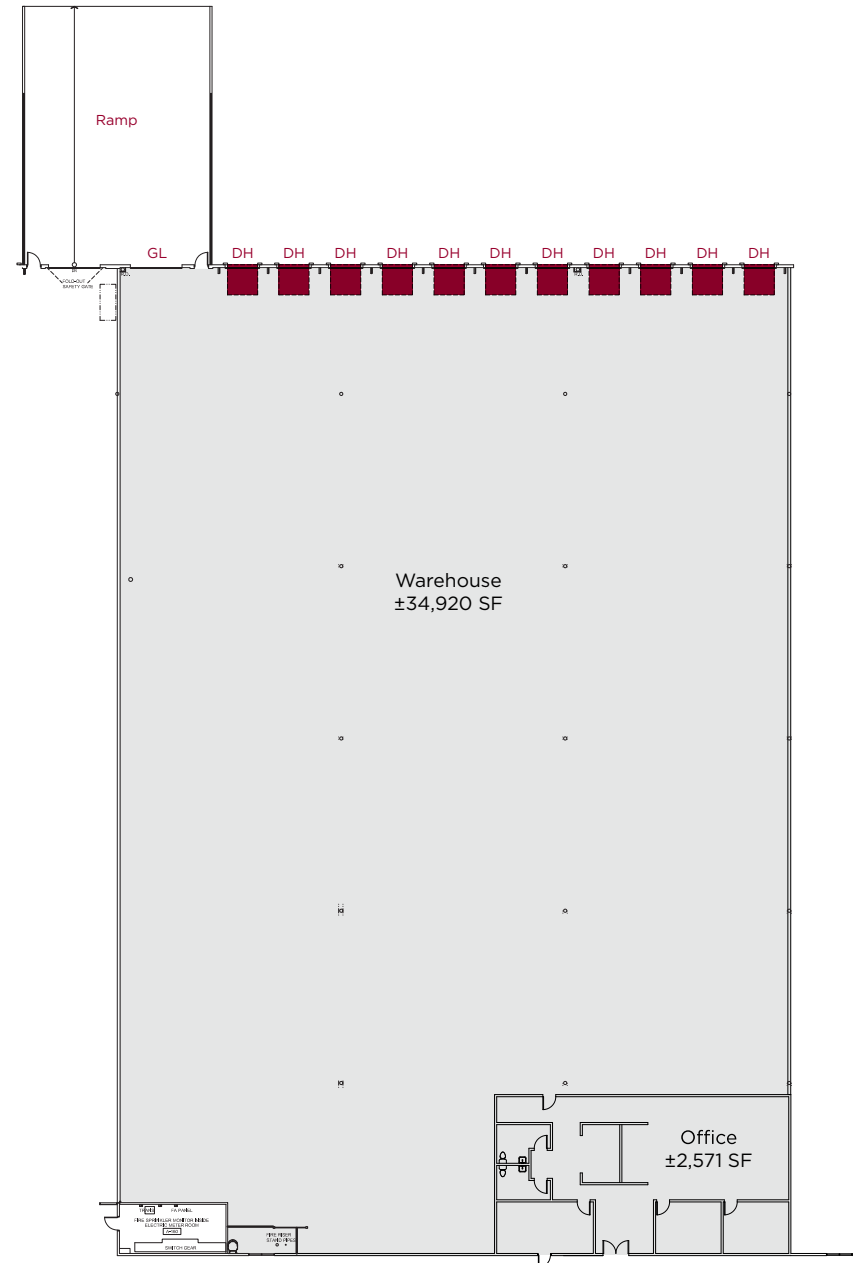
AVAILABILITY

FOR **±37,491 SF**
LEASE INDUSTRIAL BUILDING

	Available Suite	Suite B
	Available Square Feet	±37,491 SF
	Office Square Feet	±2,571 SF
	Clear Height	±24'-26'
	Loading	11 Dock High Doors 1 Grade Level
	Parking	2.03/1,000 SF
	Sprinklers	Yes



 = Available Space



HIGHLIGHTS

FOR **±37,491 SF**
LEASE INDUSTRIAL BUILDING



Total Square Feet ±228,830 SF



Available Square Feet ±37,491 SF



Year Built 1998



Site Area ±15.11 Acres (±658,192 SF) including ±5.54 acres of excess land (±241,324 SF)



Zoning LI (Light Industrial)



Clear Height ±24'-26'



Loading 21 Dock High Doors / 4 Grade Level



Parking 2.03/1,000 SF (461 Auto Stalls)



Sprinklers Yes

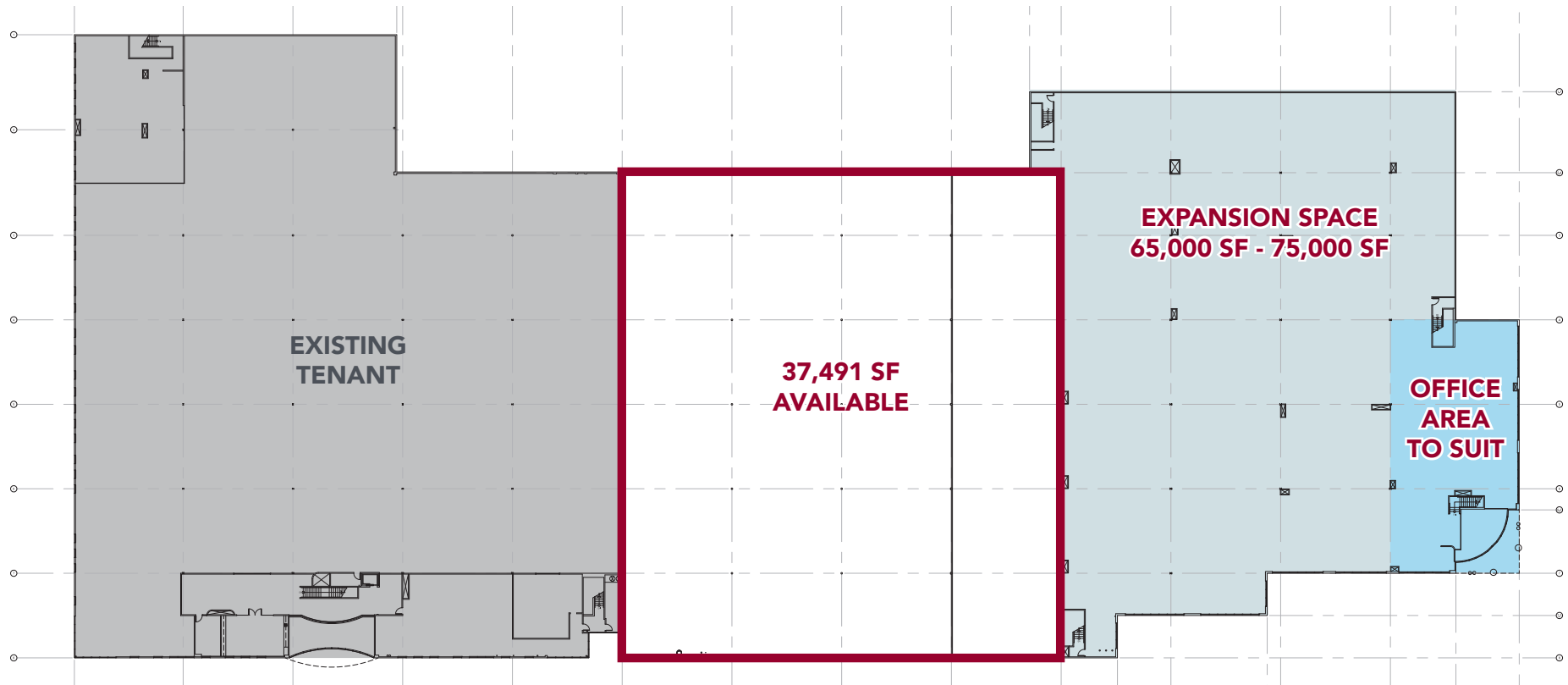


Power 4,000a/277 - 480v Heavy



POTENTIAL 100,000-120,000 SF EXPANSION OPTION

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LEASE INDUSTRIAL BUILDING



FEATURES:

- **Offices to Suit**
- **Clear Height:** 24'-26'
- **Loading:**
 - 1 grade-level door
 - 14 dock-high doors
- **Sprinkler:** ESFR ready
- **Power:** 4,000 amps (expandable)
- **Yard:** Fenced & paved yard available
- **Lighting:** T-5 with 2% skylights
- **Parking Ratio:** 2.0 per 1,000 SF
- **Zoning:** Light Industrial
- **Extensive Glassline Views**



PHOTOS

FOR **±37,491 SF**
LEASE INDUSTRIAL BUILDING



LOCATION

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INDUSTRIAL BUILDING



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CONTACT AGENT FOR MORE INFORMATION

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