

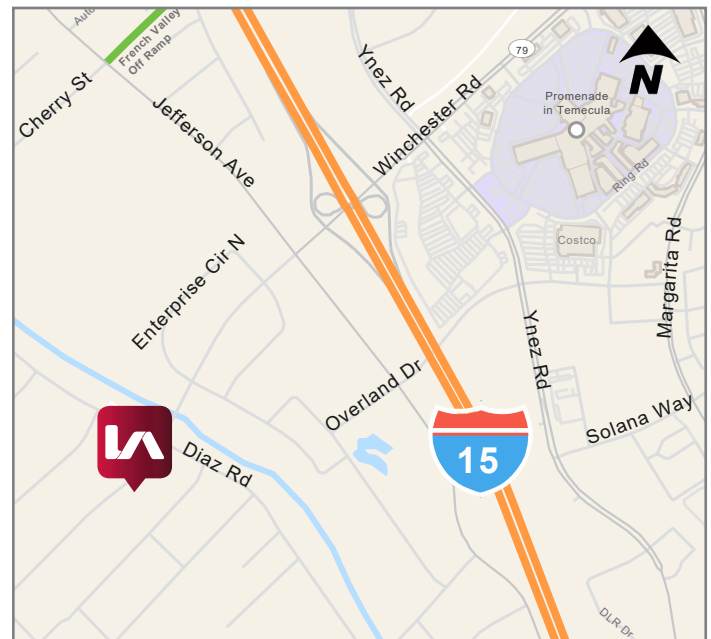
±10,824 SF INDUSTRIAL UNIT FOR LEASE

42044 WINCHESTER RD, UNIT A | TEMECULA, CA



PROPERTY HIGHLIGHTS:

- HIGH IMAGE FACILITY
- END CAP UNIT
- EXCELLENT LOCATION WITHIN THE TEMECULA VALLEY WESTSIDE INDUSTRIAL PARK
- NEAR THE I-15 CORRIDOR
- FIRE SPRINKLERED
- LIGHT INDUSTRIAL ZONING
- 800 AMPS, 120/208 VOLT, 3 PHASE POWER (VERIFY)
- ONE (1) 12' X 14' GROUND LEVEL ROLL-UP DOOR
- 20' CLEAR HEIGHT
- SHOP SINK AND CLEAN ROOM FOR FOOD OPERATIONS
- AVAILABLE WITH 60 DAYS NOTICE
- DO NOT DISTURB TENANT - CALL FOR APPOINTMENT TO TOUR



LEASE RATE:

\$1.30 PSF/MO. PLUS \$.08 PSF CAM

Michael W. Strode, MBA, CCIM, SIOR

951.445.4508

mstrode@leetemecula.com

DRE #00798900

Gordon Mize

951.445.4504

gmize@leetemecula.com

DRE #01275376

Connor Strode

951.445.4529

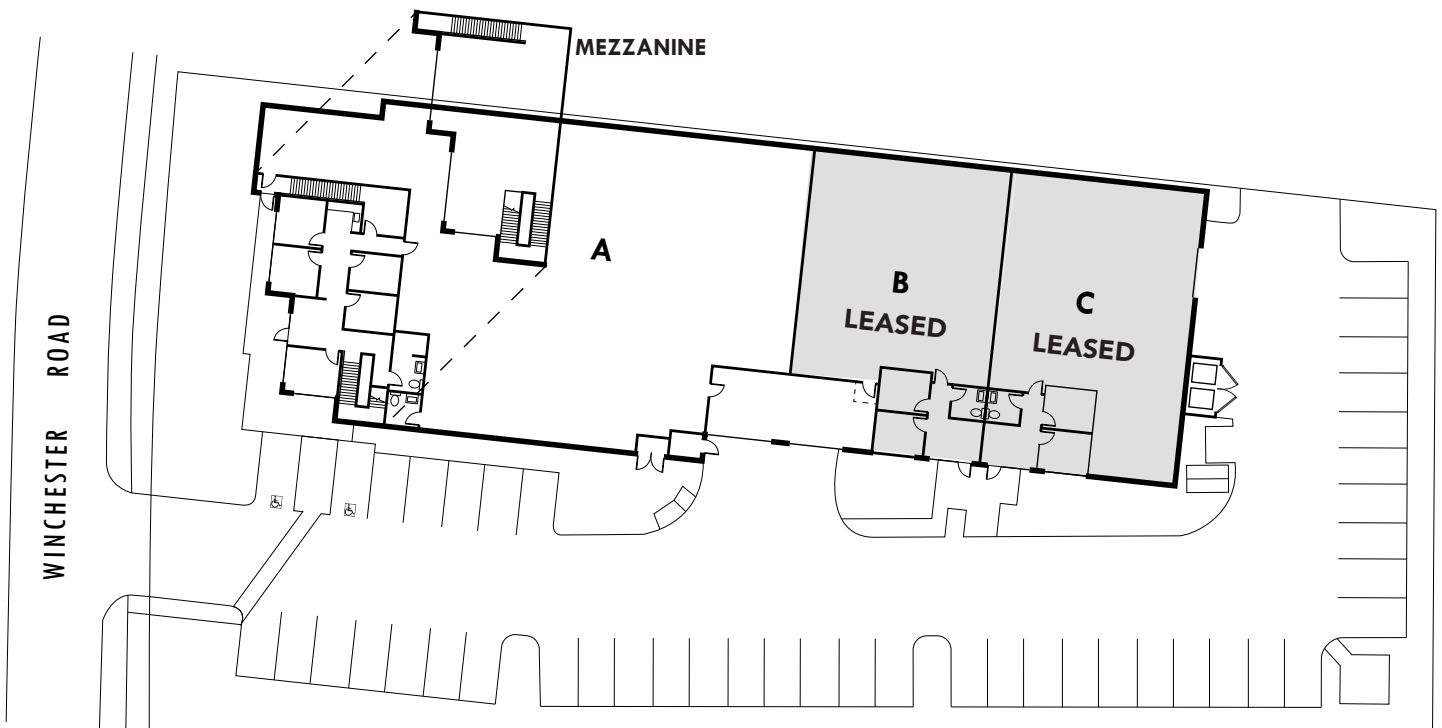
costrode@leetemecula.com

DRE #02170137

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. - Temecula, 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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Not to scale. Not as built.

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CORPORATE NEIGHBORS

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