

±18,600 SF INDUSTRIAL FACILITY WITH OFFICES AND FENCED YARD

FOR LEASE

PRIME INDUSTRIAL WAREHOUSE - MOVE-IN READY 42445 AVENIDA ALVARADO - TEMECULA, CA



PROPERTY FEATURES:

- **Total Size:** ±18,600 SF
 - Warehouse: ±16,700 SF
 - Office Space: ±1,462 SF
 - Mezzanine: ±1,462 SF (No Additional Charge)
- **Loading:**
 - (1) Dock High Truck Door
 - (2) Grade Level Truck Doors
- 600 Amps, 277/480v
- Immediate Availability
- On Lockbox
- Large Fenced Yard
- 22' Clear Height

LEASE RATE: \$.99 PSF/MO/MG*

*RATE FOR MONTHS 1-6, THEN \$1.30 PSF/MONTH

NO NNN FEES!



JIM NADAL, CCIM
951.445.4520
jnadal@leetemecula.com
DRE #01040679

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

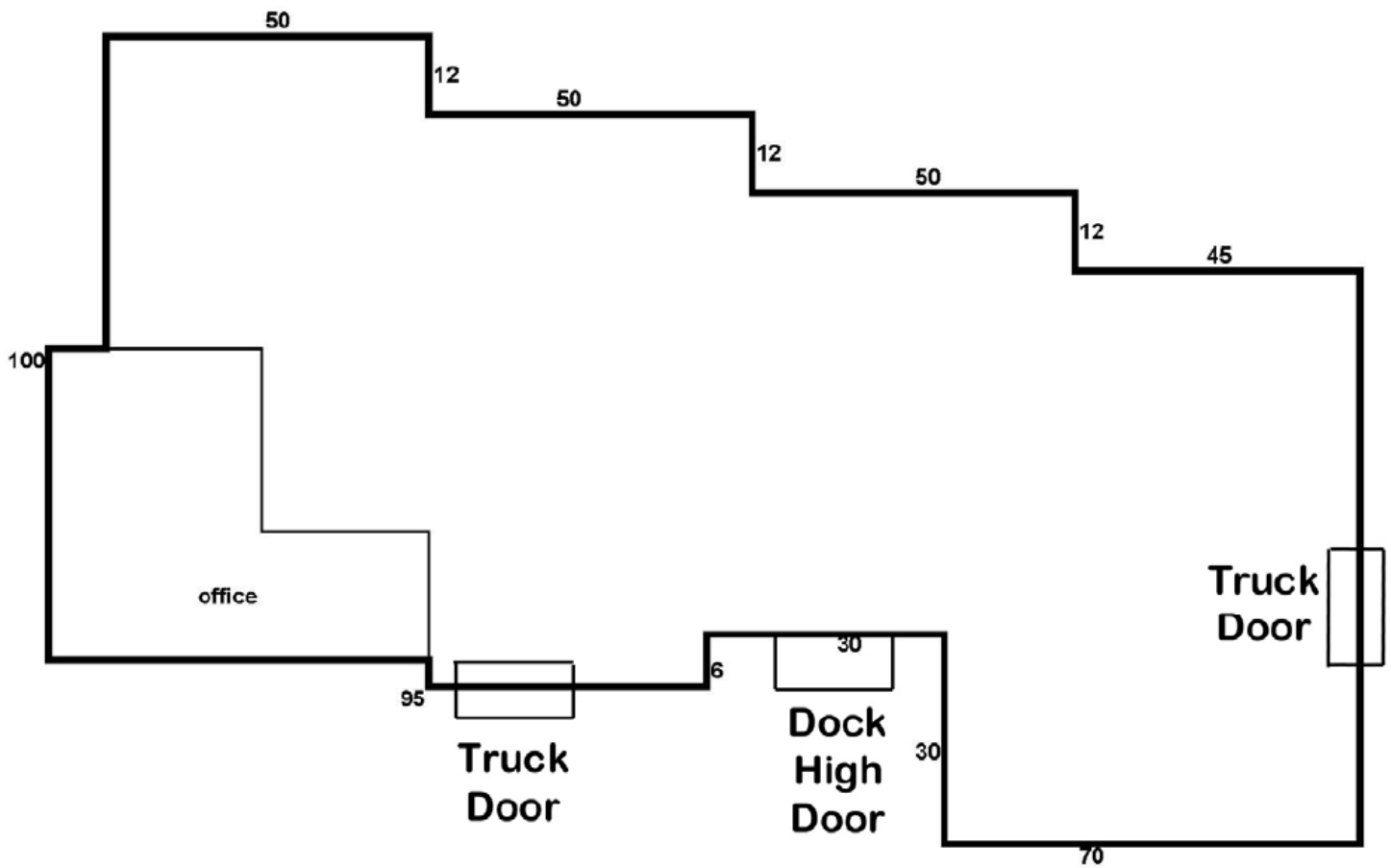
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FLOORPLAN



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PROPERTY PHOTOS



EXTERIOR



DOUBLE WIDE DOCK-HIGH LOADING



GATE #1



GATE #2



EXTERIOR/FENCED YARD



EXTERIOR/FENCED YARD

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PROPERTY PHOTOS



WAREHOUSE



WAREHOUSE



BONUS MEZZANINE



KITCHEN/BREAKROOM



RECEPTION



CONFERENCE ROOM/OFFICE

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PROPERTY PHOTOS



OFFICE



EXTRA LARGE OFFICE

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