

FOR SUBLEASE

±33,226 SF INDUSTRIAL BUILDING

42349 WINCHESTER ROAD

TEMECULA, CA



FEATURES:

- ±33,226 SF FREESTANDING BUILDING
- WITH ±1,740 SF IMPROVED OFFICES
- MASTER LEASE EXPIRES 8/31/2028
- 24' CLEAR
- (2) (9'X10') DOCK HIGH LOADING DOORS (EQUIPPED WITH BUMPERS)
- (3) (12'X14') GROUND LEVEL LOADING DOORS
- ELECTRICAL POWER: 800 AMPS, 277/480 V, 3 P
- ZONED: LI (LIGHT INDUSTRIAL) - CITY OF TEMECULA
- DRIVE AROUND ACCESS WITH MULTIPLE INGRESS/EGRESS POINTS
- LANDLORD WILL CONSIDER DIRECT LEASE
- CALL TO SHOW - DO NOT DISTURB TENANT



SUBLEASE RATE:

\$1.30/SF/GRS

(includes monthly NNN operating expenses)

GORDON MIZE

951.445.4504
gmize@leetemecula.com
DRE#: 01275376

CONNOR STRODE

951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

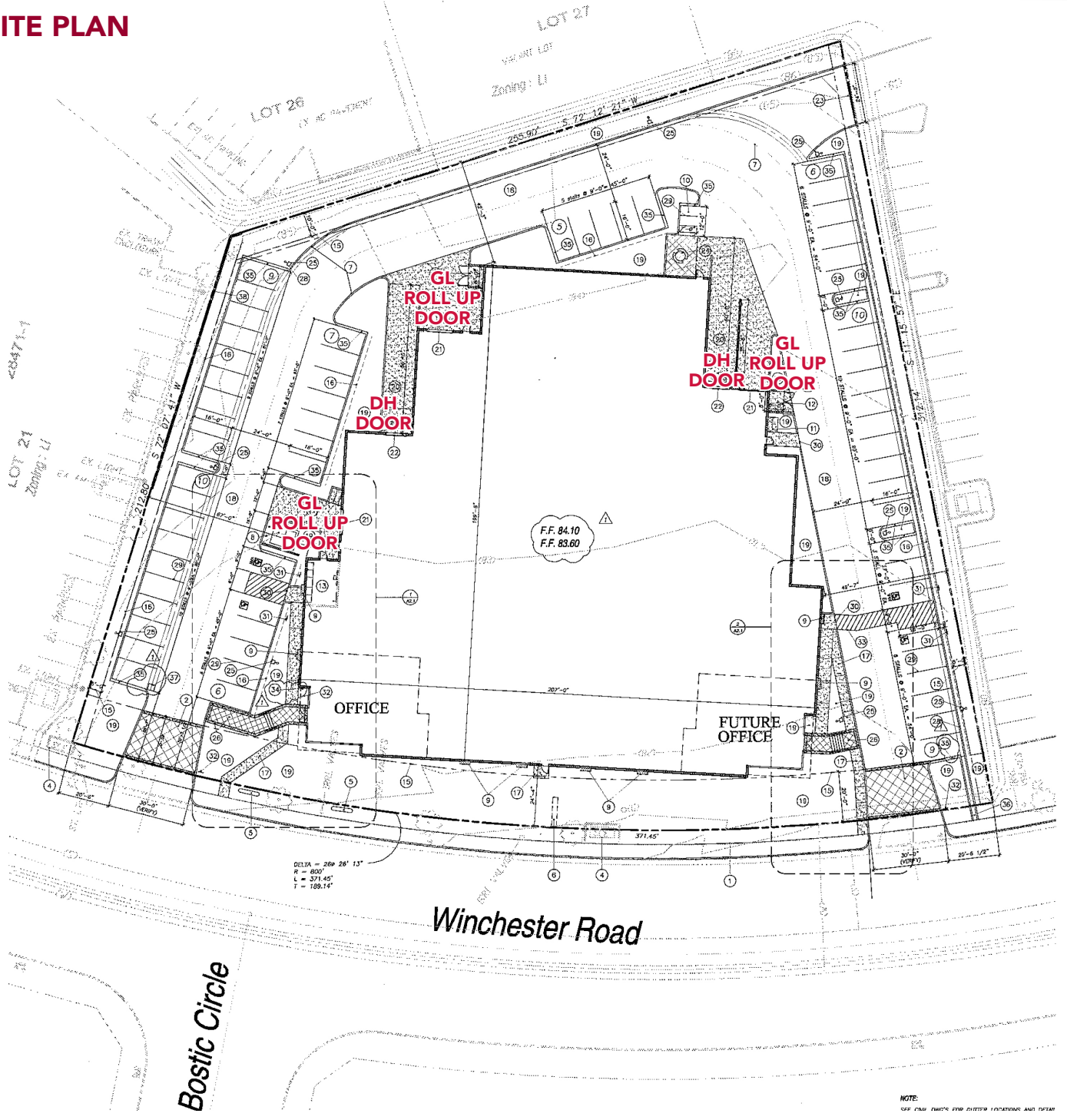
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SITE PLAN



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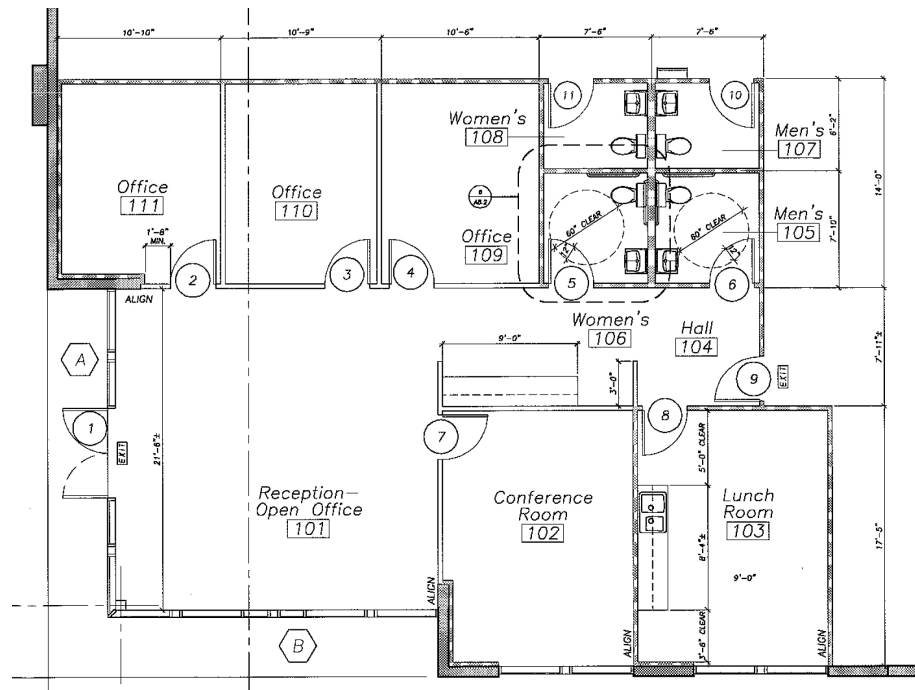
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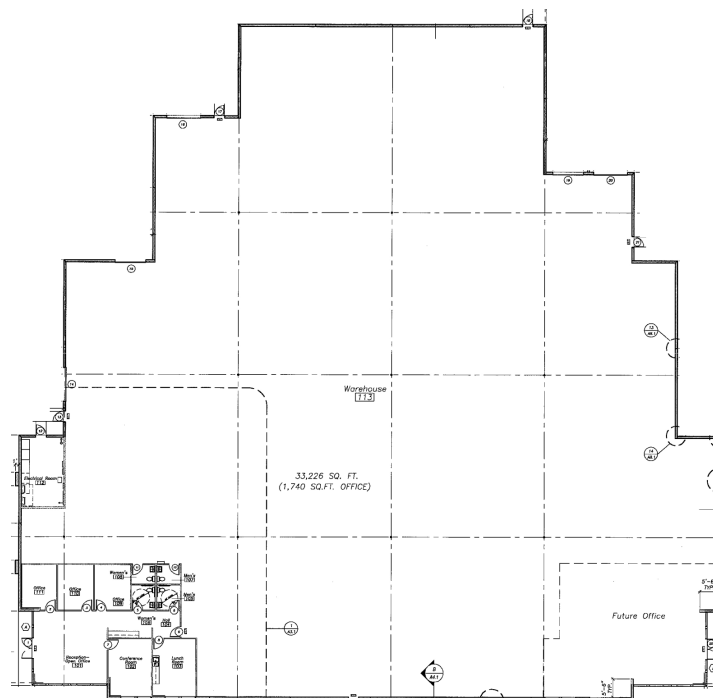
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OFFICE BUILD-OUT



FLOORPLAN



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