

# **FOR LEASE**

## **LIGHT INDUSTRIAL**

**43114 Blackdeer Loop, Temecula**

**#B ~ \$1,943.70 Mthly Rental Rate\***  
**(1,178 Rentable Square Feet @ \$1.65 PSF)**

Reception (Office – Approx. 180 SF) w/ Wall HVAC, Restroom, Warehouse  
w/ Storage Room, 12' Ceiling & 8' x 10' Front Roll-Up Door

**Security Deposit: \$2,500.00**

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\* **NO FIRE SPRINKLERS** in any of the Buildings/Units above.

\* **ALL UNITS INCLUDE: COMMON AREA EXPENSES, NORMAL** Water / Trash Pick-up **AND** Maintenance to Existing HVAC(s)

\* **TENANTS RESPONSIBLE FOR:**

~ In-Suite Electric/Gas (if applicable); Janitorial; Phone/Internet (**FIOS Available**); Liability Insurance;

~ City of Temecula Cert of Occupancy (**\$174 A/O July-24**); Business License

\* **INDUSTRIAL UNITS: VOLTAGE 120/208, 200 AMP/ 3 Phase and WATER to Unit. GAS to Building** (some Units Metered)

\* **NO Auto Shops, Auto/RV Sales, Excessive Parking NOR Dispensary/etc.**

**NOTE: These are ALL NO SMOKING/VAPING Units / Buildings.**

Any questions or interested in viewing, please call Viola at either:

*VMC Viola's Management Company*

43015 Blackdeer Loop #105, Temecula CA 92590

OFFICE Phone/Fax: (951) 296-2996 (Monday-Thursday 10:00AM – 3:00PM)

(951) 326-9478 (Cell)

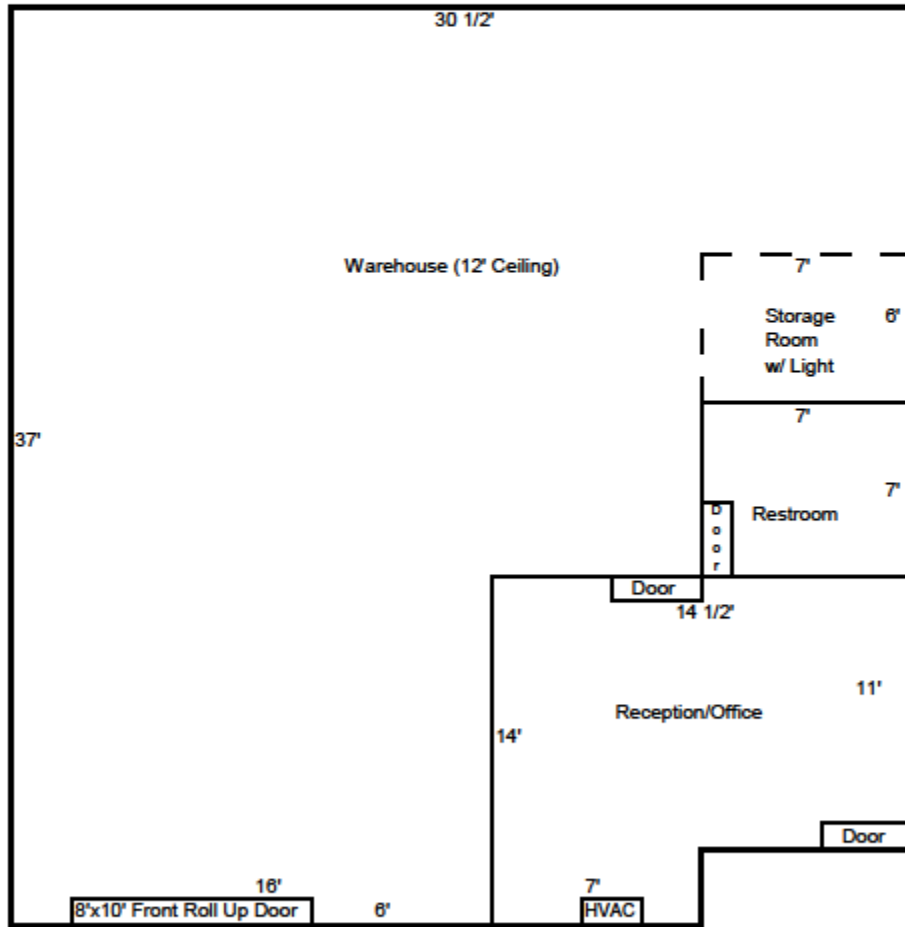
Email: [violah@verizon.net](mailto:violah@verizon.net)

**43114 Blackdeer Loop #B, Temecula CA 92590**

**1,178 Rentable Square Feet - Light Industrial**

Front Office w/ Wall HVAC, Restroom,  
Warehouse w/ 12' Ceiling and 8' x 10' Front Roll-Up Door

(OFFICE = Approximately 180 Square Feet)  
(STORAGE ROOM w/ Light: Approximately 42 Square Feet)  
(PARKING ONLY in FRONT OF UNIT: 2 Spaces PLUS 1 in Front of Roll-Up Door)



Measurements are estimated Usable Square Feet (verify).

FLOOR PLAN - 43114 Blackdeer Loop #B - Industrial 1,178 RSF (Revised 1-14-26)