

**FOR LEASE/SUBLEASE**

# THE TENSION ENVELOPE BUILDING / 116,763 SF

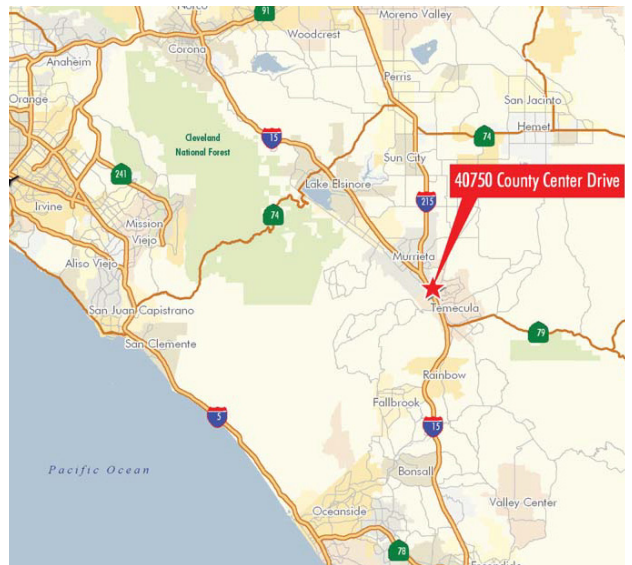
40750

**COUNTY CENTER DRIVE**  
Temecula, CA 92591



## PROPERTY SUMMARY

- + 116,763 SF manufacturing/distribution facility
- + Brand new roof, skylights, and paving
- + 9,400 SF single story offices
- + 8,600 SF bonus storage mezzanine
- + On 5.6 net acres / 6.8 gross acres
- + 3000 amp, 480 volt, 3 phase power
- + Fully fire sprinklered - .45/3000 GPM
- + 18 dock-high loading doors w/ 6 dock levelers
- + 2 ground level loading doors
- + +/- 110' truck turn radius / concrete loading aprons
- + High bay T8 fluorescent warehouse lighting
- + 143 parking stalls / 26-29' clear height
- + Immediate access to I-15/I-215 Freeways
- + 1.3 miles to FedEx Express HUB
- + 2.2 miles to the UPS Ship Center
- + 5 miles to French Valley Airport,
- + 53 miles to Ontario Int'l Airport
- + 64 miles to San Diego Int'l Airport
- + 63 miles to the Port of San Diego
- + 85 mile to the Port of Long Beach
- + Located in the San Diego Foreign Trade Zone



## CONTACT US

### TOM MCALLISTER

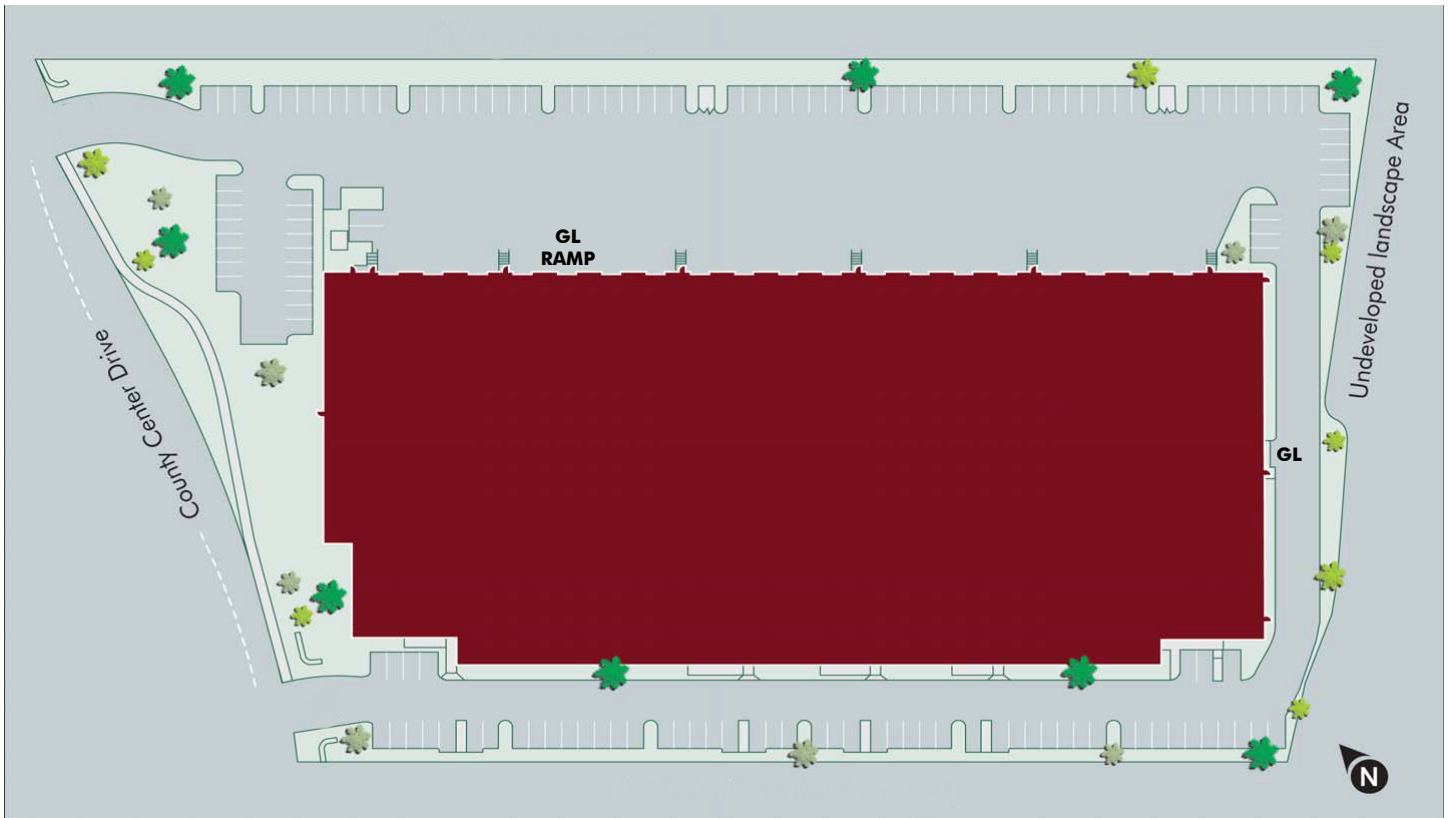
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