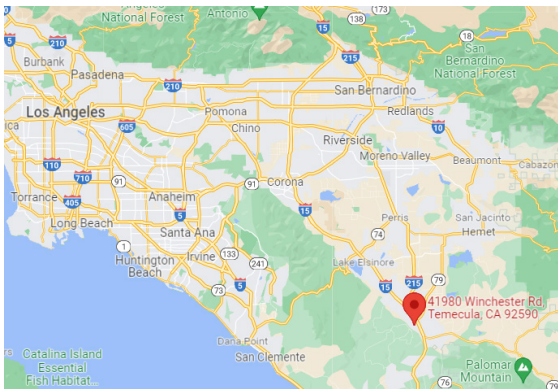




BUILDING SIZE 296,030 SF | **AVAILABILITY** 296,030 SF

41980 Winchester Road Temecula, CA



PROPERTY SPECIFICATIONS

- » **Total Building SF:** 296,030 SF
- » **Available SF:** 296,030 SF
- » **Office SF:** 77,696 SF office (26%)
- » **Clear Height:** 25'
- » **Truck Court:** 135-175' concrete truck court
- » **Loading:** 20 dock high doors equipped with hydraulic levelers and seals and 2 drive-in doors
- » **Auto Parking:** 345 building auto parking spaces (1.17/1,000)
- » **Column Spacing:** 52' x 38' typical column spacing
- » **Fire Protection:** ESFR
- » **Lighting:** LED
- » **Zoning:** L-I (Light Industrial), City of Temecula
- » **Cooling:** Warehouse partially air-conditioned
- » **Power:** 4,000 Amps, 480/277V, 3p4w



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