



FOR LEASE: Freestanding Industrial Building

42068 Winchester Road, Temecula, CA 92590

Property Information

- +/- 17,425 square feet, single-tenant industrial building
- Vacant and available immediately
- Abundant office/showroom features: showroom, conference room, private offices, kitchen, restrooms, and more
- +/- 16' interior clear height
- One (1) Exterior Dock Position
- Two (2) Ground Level Loading Doors
- +/- 1,200 amps (verify)
- Fee simple parcel (APN: 909-310-008)
- Private parcel, all concrete drive
- Professionally managed association
- For Lease: \$1.14/SF per month, NNN (NNN estimate of \$0.14/SF per month)



More Information: Christopher J. Masino, SIOR
(951) 795-4556

Freestanding Building with Private Parking!

41707 Winchester Rd | Suite 300 | Temecula | CA | 92590

The information contained herein has been obtained from a variety of sources and Masino Commercial, its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.



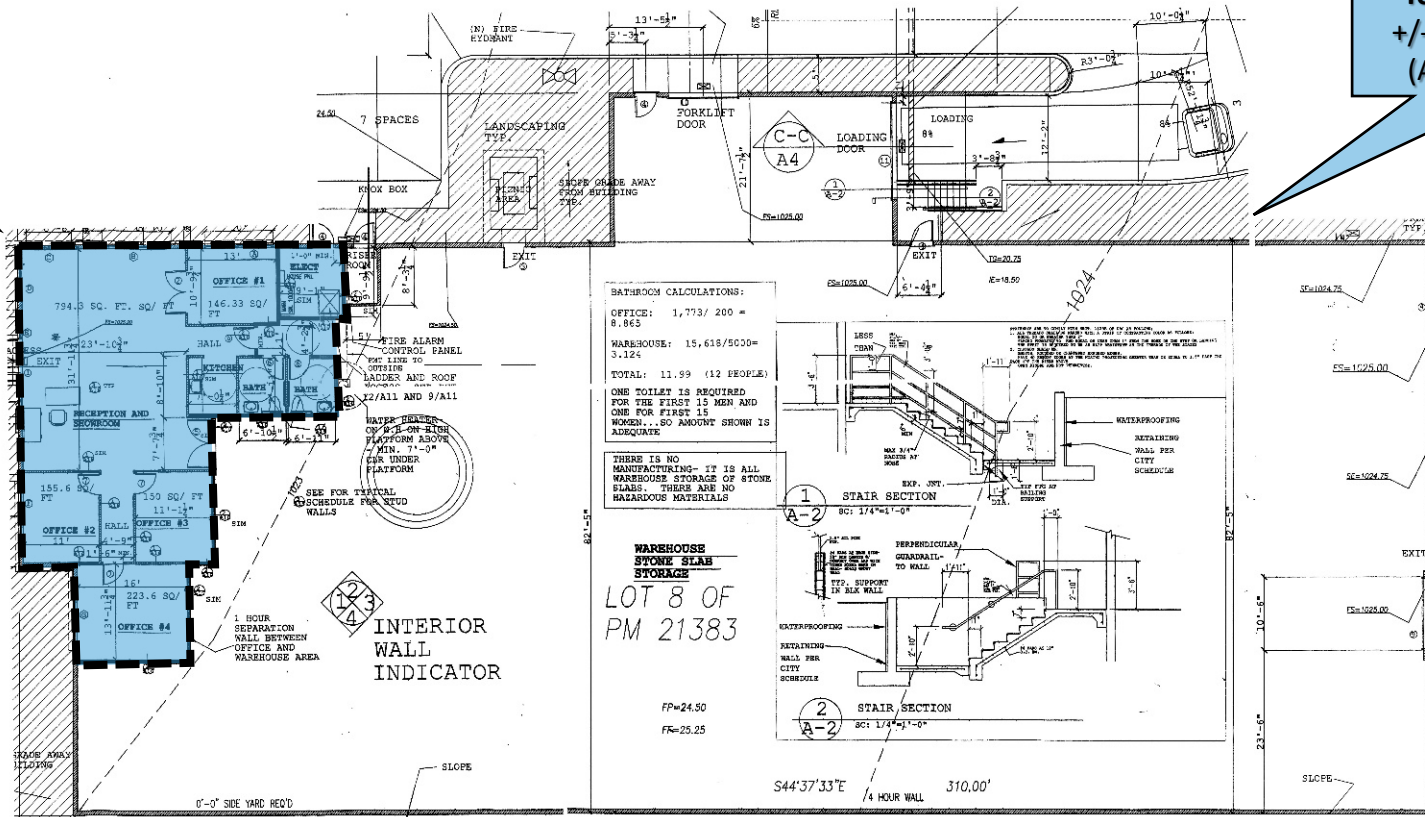
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Building Floor Plan

Showroom and Office Area

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+/-17,425 Square Feet
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Selected Images



Private Parking



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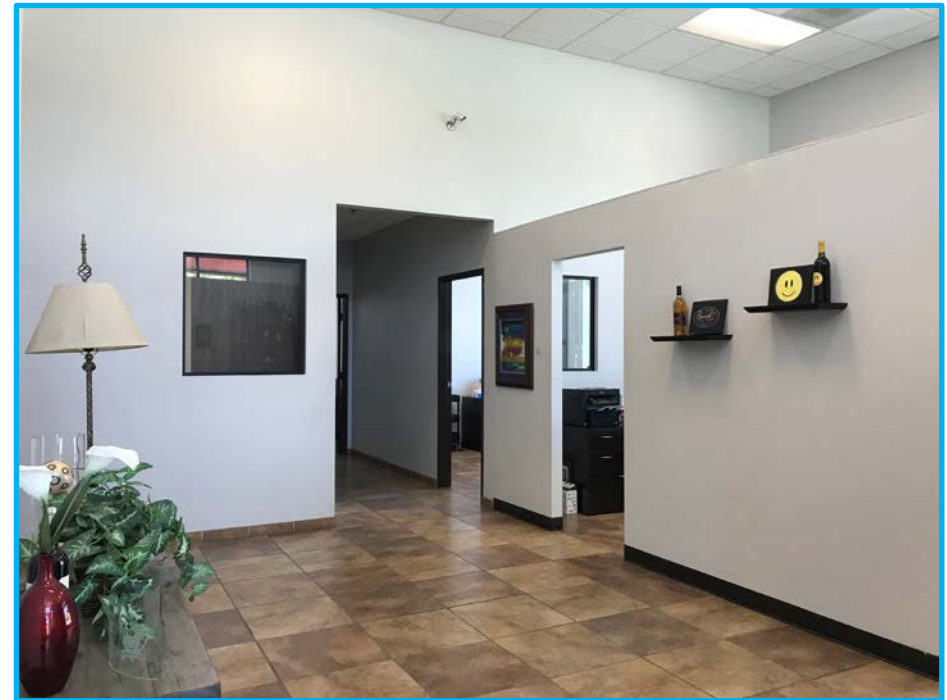
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Selected Images



Warehouse Area



Office Area

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Local Information

- Opportunity to own a freestanding industrial building located in Temecula's premier business park, West Side Business Center
- Easy freeway access
- Close to Jefferson Avenue business corridor
- Beautiful landscaping
- Concrete driveways and parking
- National and regional corporate neighbors



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Local Area Map





LOCAL EXPERTISE. EXCEPTIONAL RESULTS.

We offer over 20 years of experience in commercial real estate to provide you with an exceptional value and immediate results.

Contact us today to discuss your next commercial real estate requirement.

READY TO TAKE THE NEXT STEP?

Call Today!

(951) 795-4556



Christopher J. Masino, SIOR

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www.masinocommercial.com

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