

# HIGH IMAGE ESFR WAREHOUSE | FOR SUBLEASE



**KELLY NICHOLLS**

(760) 448-2440

knicholls@lee-associates.com

CalBRE Lic#: 00947564

**ZACK MARTINEZ**

(760) 448-1367

zmartinez@lee-associates.com

CalBRE Lic#: 02077231

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

# 42301

## ZEVO DRIVE, SUITE A

TEMECULA, CA 92590

**±36,910 SQ. FT. INDUSTRIAL END-CAP SPACE**



## PROPERTY HIGHLIGHTS

High Image, ±36,910 SF Industrial/Warehouse  
End-Cap Unit. (POLB 228,912sf building occupied by Abbott Labs)  
Future New Office Capital Improvements  
4 DH Loading Doors, 1 GL Loading Door  
26' Clear Warehouse  
140' Truck Courts with 60' Concrete Aprons  
1.9/1000 Parking Ratio  
**ESFR Sprinklers**  
Attractive Landscaping and Lit Parking Lot

## AVAILABILITY

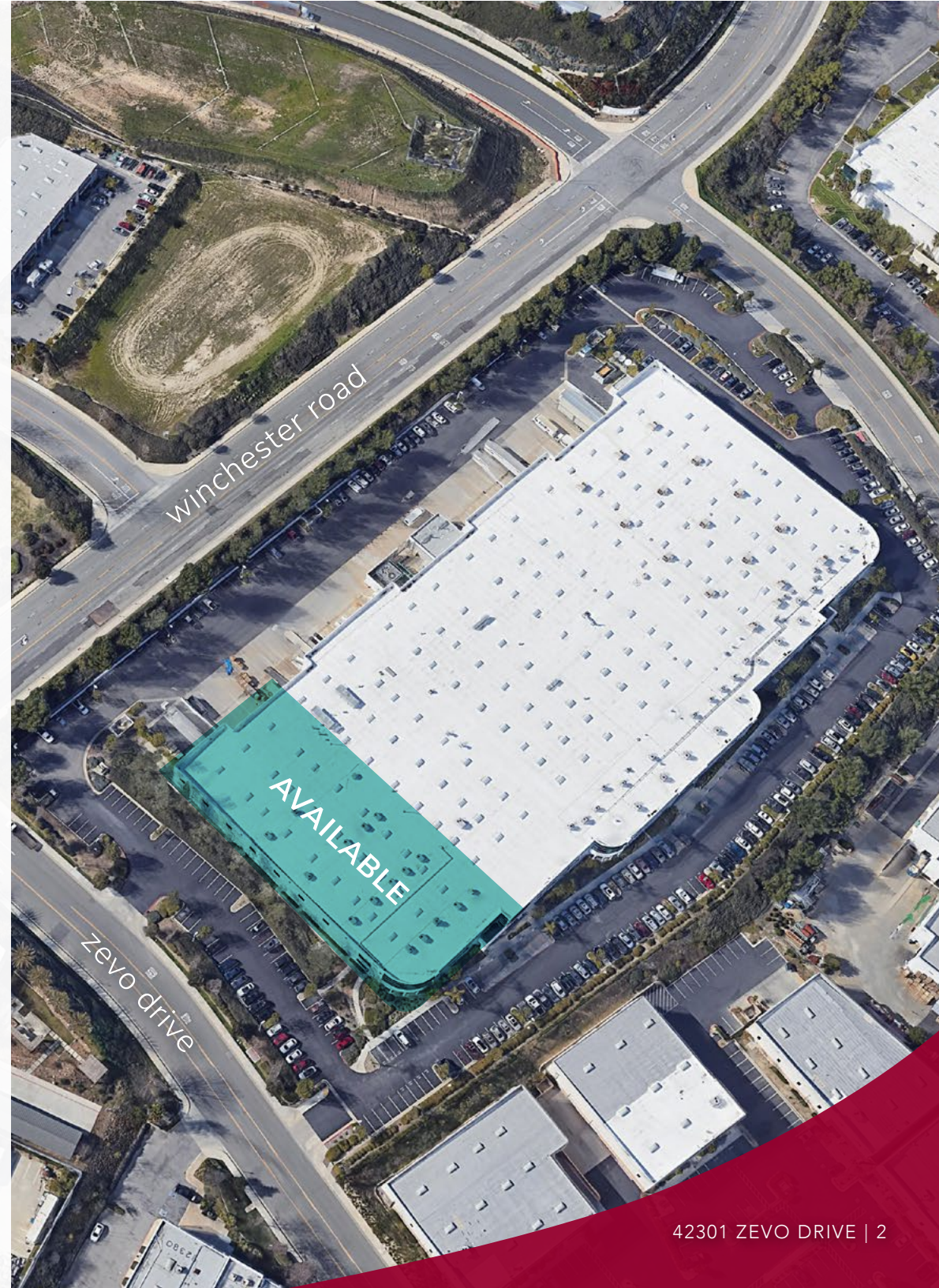
February 1, 2022 - July 31, 2024

## SUBLEASE RATE

**TBD \$ NNN / per square foot**  
Call for pricing details

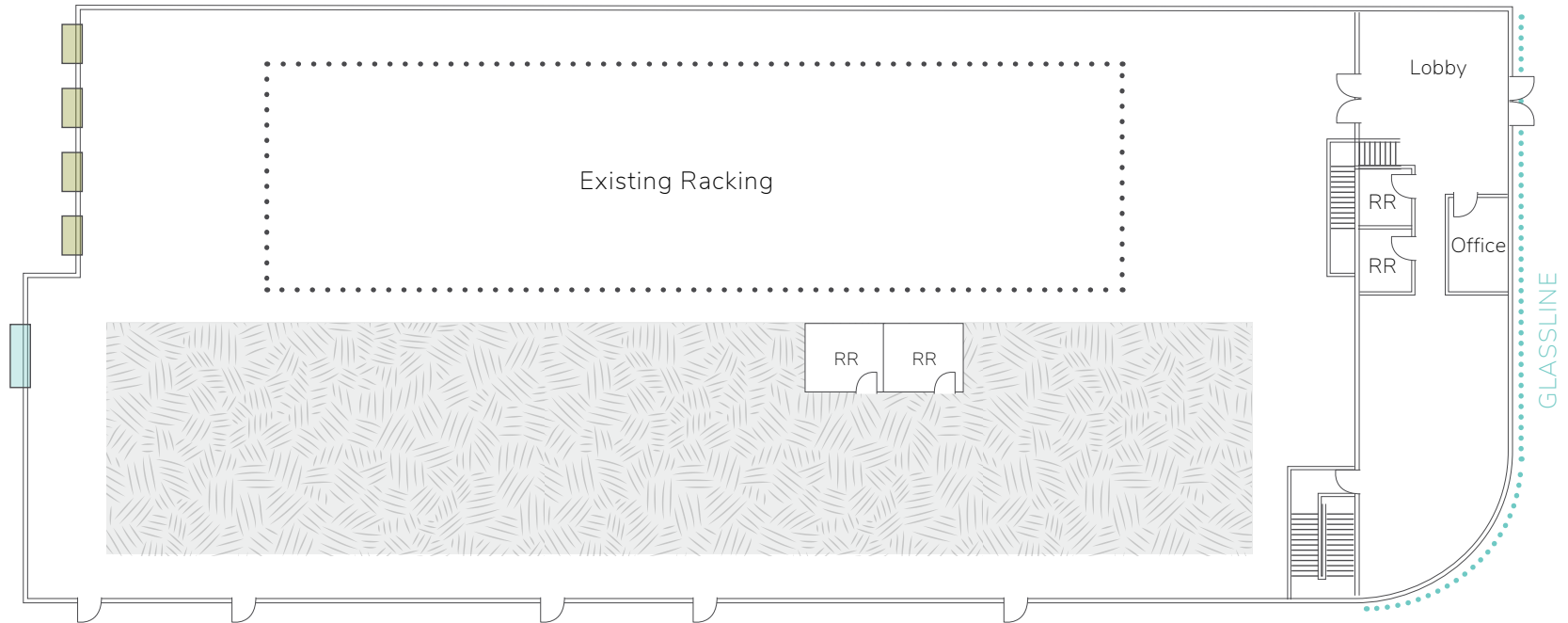
## PERSONAL PROPERTY FOR SALE

Installed Permitted Racks  
Forklifts





# FIRST FLOOR - FLOOR PLAN:



\* floorplan not drawn to scale.



MFG Electrical Drop Area

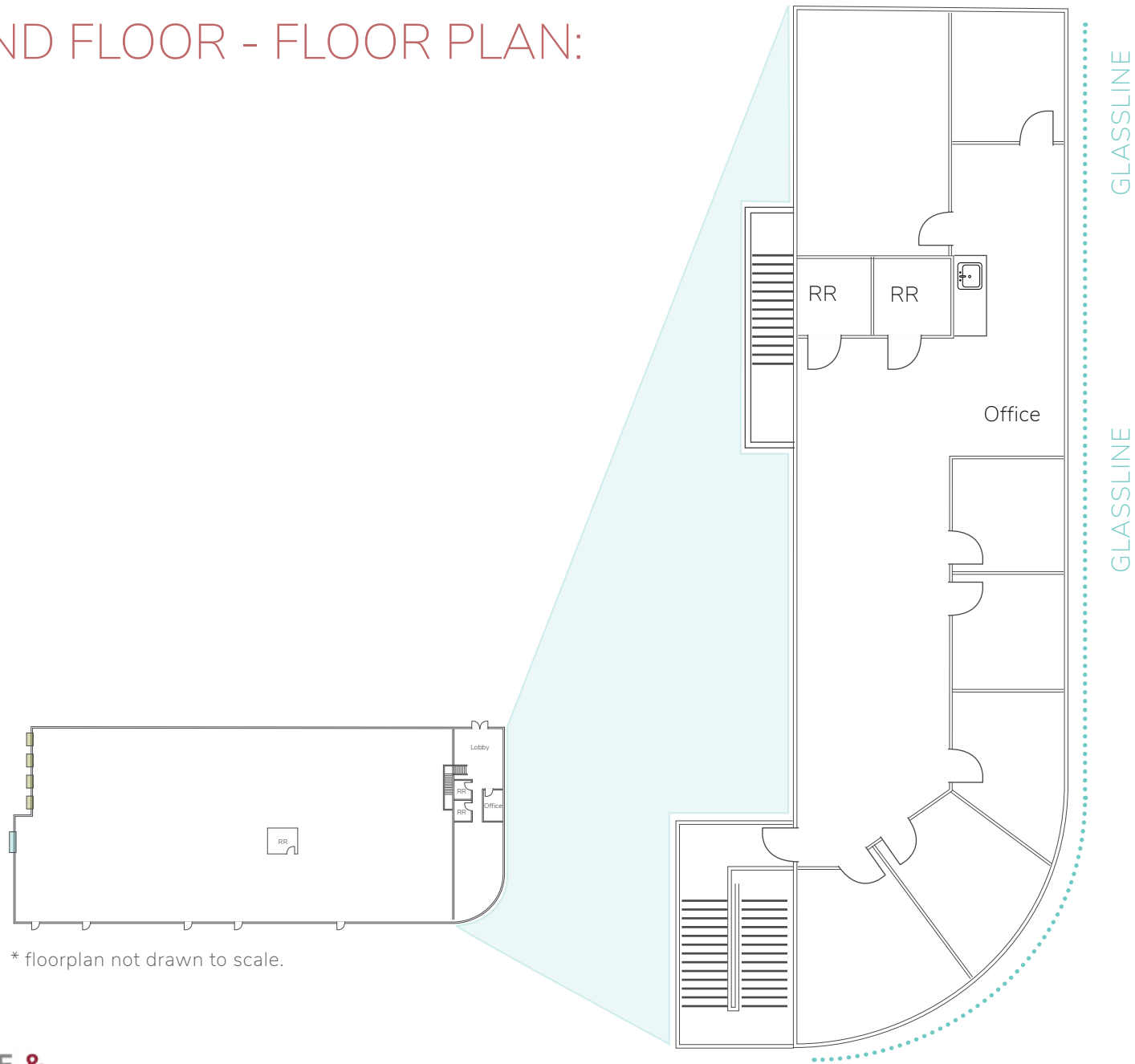


Dock



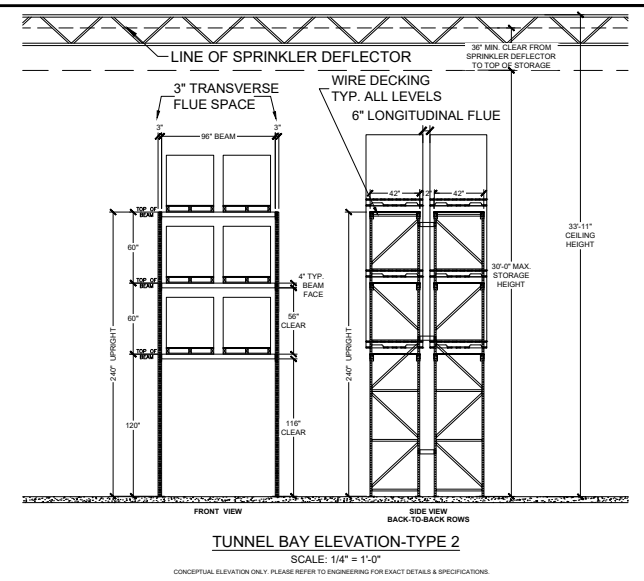
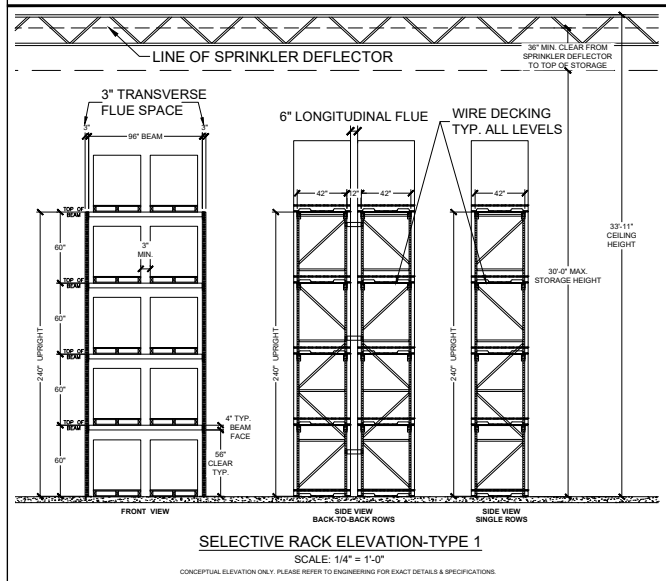
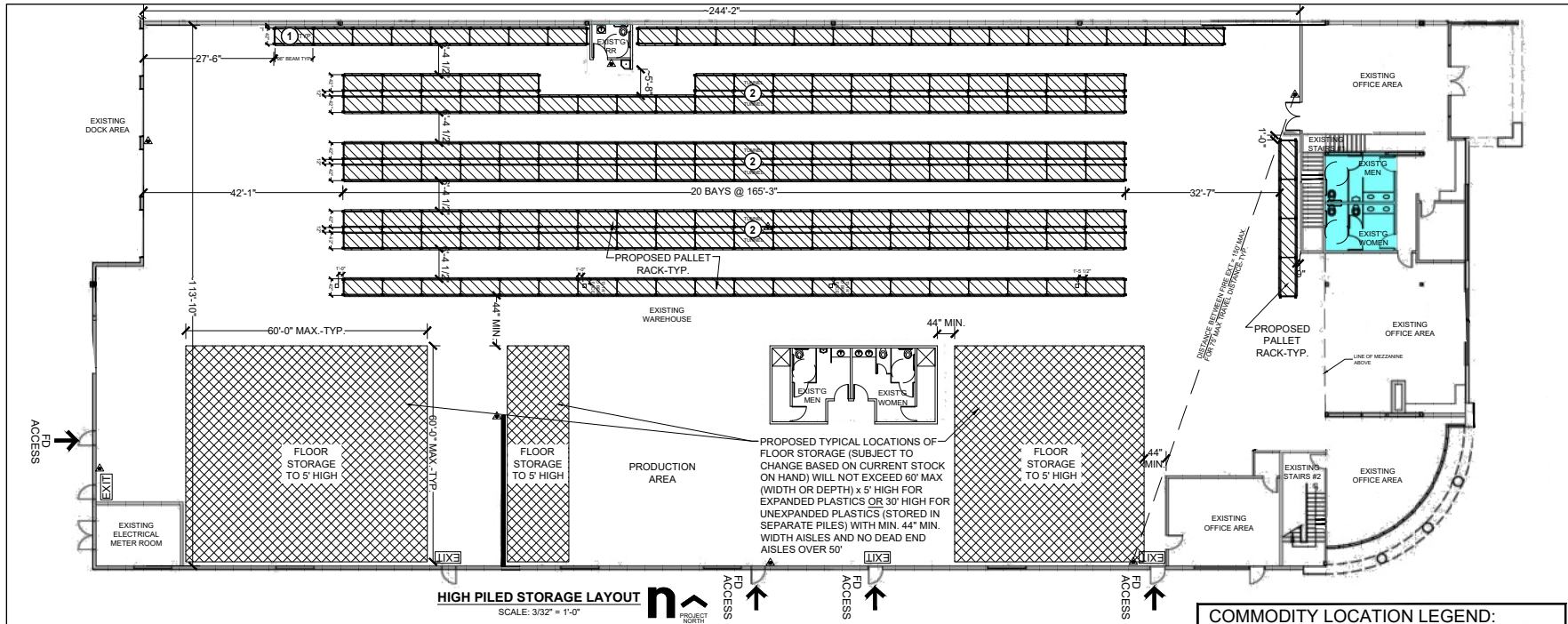
Grade-Level Door

# SECOND FLOOR - FLOOR PLAN:



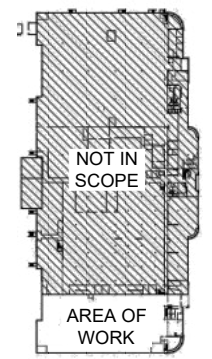
\* floorplan not drawn to scale.

# WAREHOUSE & RACKING:



**COMMODITY LOCATION LEGEND:**

- [Hatched Box] = RACK STORAGE GROUP A PLASTICS (UNEXPANDED CARTONED AND/OR EXPOSED) TO 30'-0" MAXIMUM
- [Cross-hatched Box] = FLOOR/PALLETIZED STORAGE GROUP A PLASTICS (EXPANDED CARTONED AND/OR UNEXPANDED/EXPOSED) TO 5'-0" MAXIMUM
- ① ② = INDICATES RACK TYPE (SEE SHEET HPS-002 FOR ELEVATIONS)



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12562 HIGHWAY 67, LAKESIDE, CA 92050  
PHONE: (619) 873-4410  
FAX: (619) 498-7100

**WAREHOUSE SOLUTIONS INC.**  
CREATING VALUE

**WAREHOUSE SOLUTIONS.COM**

- WAREHOUSE SERVICES
- WAREHOUSE SPACE PLANNING
- BUILDING PERMIT SERVICES
- PROJECT MANAGEMENT
- SITE SURVEY AND LAYOUT DESIGN
- FIXED ASSET RECOVERY
- PALLET RACK REPAIR
- SEISMIC SAFETY INSPECTIONS
- WAREHOUSE INSTALLATION SERVICES
- WE BUY PALLET RACKING

**INSTALLATION REQUEST**

BY SIGNING BELOW, THE CUSTOMER REQUESTS INSTALLATION OF MATERIAL PRIOR TO OBTAINING ALL PERMITS REQUIRED BY THE LOCAL JURISDICTION AND THEREFORE, ACCEPTS ALL RESPONSIBILITY PERTAINING TO STRUCTURAL, FIRE, AND ANY ADDITIONAL FEES THEREOF AND INSPECTION REQUIREMENTS. ANY CHANGES MADE AFTER INSTALLATION, PER APPROVED LAYOUT/ELEVATIONS WILL BE AT AN ADDITIONAL CHARGE.

SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

**PLAN AND DIMENSIONS SHOWN ARE:**

APPROVED  APPROVED AS NOTED  
 NOT APPROVED  REVISE AND RESUBMIT

SIGNATURE: \_\_\_\_\_  
COMPANY: \_\_\_\_\_  
DATE: \_\_\_\_\_

NO FABRICATION WILL BE SCHEDULED OR BEGIN UNTIL A SIGNED COPY OF THESE DRAWINGS MARKED "APPROVED" OR "APPROVED AS NOTED" ARE RECEIVED BY WAREHOUSE SOLUTIONS INC. ALL DRAWINGS MUST BE SIGNED BY WAREHOUSE SOLUTIONS INC.'S CUSTOMER.

**REQUESTED SHIP DATE:**  
FINAL SHIP DATE WILL BE CONFIRMED BY WAREHOUSE SOLUTIONS INC. UPON RECEIPT OF "APPROVED" OR "APPROVED AS NOTED" DRAWINGS.

**PROJECT NAME:** EVERTEK COMPUTER CORP.  
42301 ZEVO DRIVE SUITE A  
TEMECULA, CA 92590

**PROJECT NAME:** HIGH PILED STORAGE LAYOUT + ELEVATIONS

ORIGIN DATE: 12/16/2020  
REVISION DATE: 2/4/2021  
SCALE: AS NOTED  
PLAN CHECK / PROJECT: AS NOTED  
DRAWN BY: AT/MWV REVISIONED BY: MW  
SHEET NUMBER: HPS-002









**TARGET**  
**Auto Zone**  
**Albertsons**  
**Carls Jr.**  
**NAVY FEDERAL Credit Union**  
**CHIPOTE**  
**Jamba Juice**

**THE HOME DEPOT**  
**Walmart**  
 Save money. Live better.  
**BEST BUY**  
**PETSMART**  
**IHOP**  
**Denny's**  
**Arby's**

**Marshall's**  
**Sams CLUB**  
 EVERY REASON TO VISIT AT **DICK'S SPORTING GOODS**  
**HARBOR FREIGHT TOOLS**  
**Sizzler**  
**Burlington Coat Factory**

**LOWE'S**  
**planet fitness**  
**Canes**  
**Auto Zone**  
**OUTBACK STEAKHOUSE**

**KOHL'S**  
**Panera BREAD**  
**FarmerBoys**  
**Chevron**  
**Jack in the box**

**WinCo FOODS**  
**TRADER JOE'S**  
**jiffylube**  
**PEPBOYS AUTO**  
**McDonald's**

**Chaparral High School**

**NORDSTROM**  
**rack** **macy's** **Yard House**  
**Party City** **EL POLLO LOCO** **COSTCO WHOLESALE**  
**Chick-fil&**  
**BARNES & NOBLE BOOKSELLERS** **ISLANDS fine burgers & drinks** **CHIPOTE MEXICAN GRILL**

**TJ-maxx**  
**STARBUCKS COFFEE**  
**Broken Yolk**  
**Food4Less**  
**HOBBY LOBBY**

42301 zevo drive

**QUICK ACCESS TO INTERSTATE 15, 215 AND HIGHWAY 79**





# 42301

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Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1900 Wright Place, Suite 200, Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977

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