

# FOR LEASE

# BUILDING 4

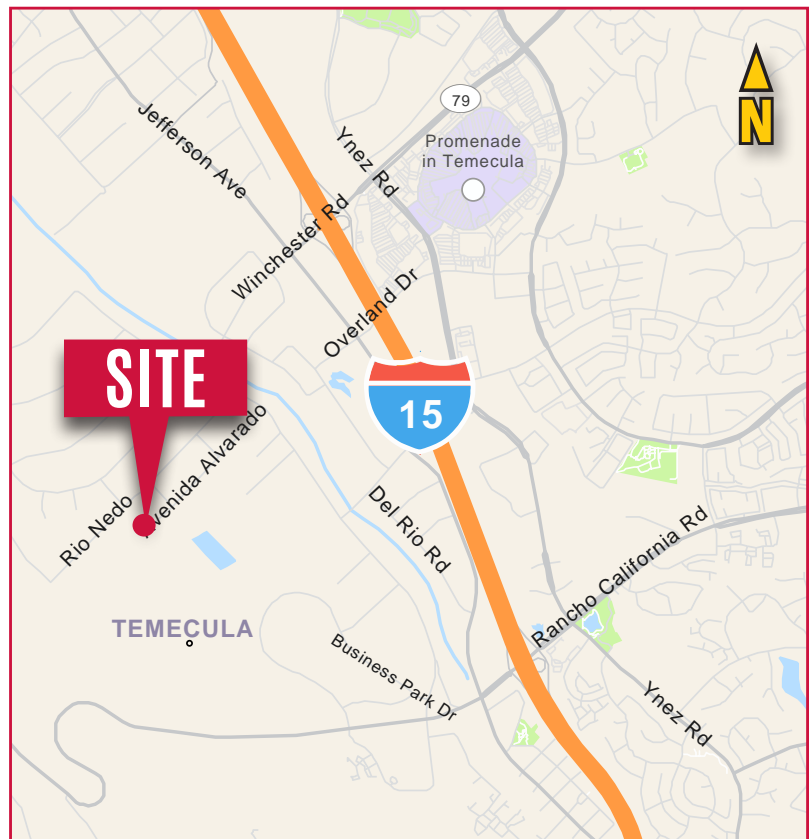
## MS MOUNTAIN VIEW BUSINESS PARK

42613 AVENIDA ALVARADO | TEMECULA, CA



### PROPERTY HIGHLIGHTS

- ±33,654 SF Freestanding Industrial Building For Lease
- Office = ±1,500 SF  
Warehouse = ±32,154 SF
- 48 Parking Spaces
- 277/480 volts, 800 AMPS
- ±24' Clear Height
- ESRF K25/20-PSI Sprinklers
- 3 Dock High Doors (9'x10')
- 2 Ground Level Doors (12'x15')
- Zoned: Light Industrial
- Secured Fenced Yard
- Available for Occupancy  
2nd Qtr. 2022



**LEASE RATE: \$1.10 PSF + NNN**



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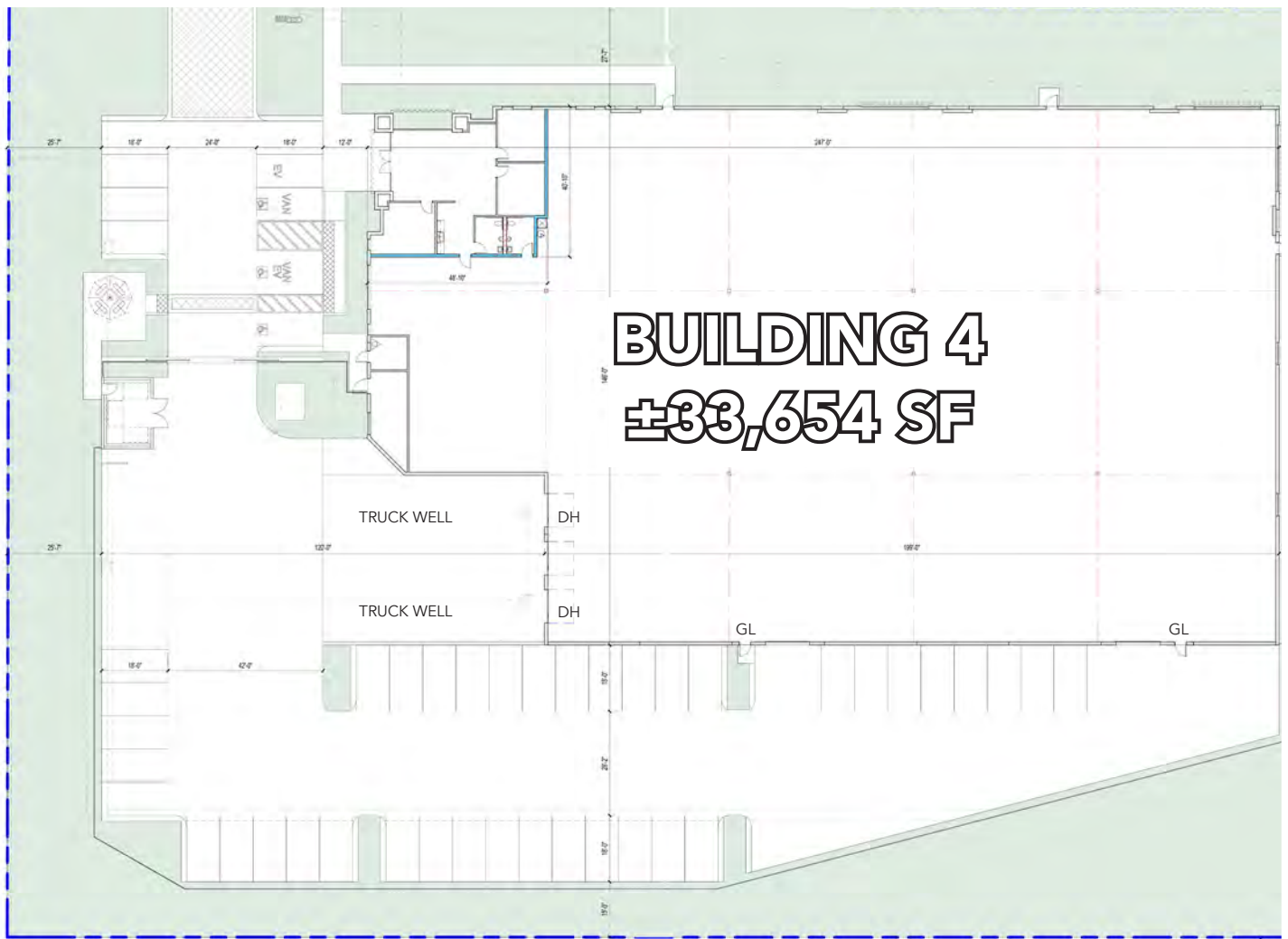
**FOR LEASE**

**BUILDING 4**

**MS MOUNTAIN VIEW  
BUSINESS PARK**

**42613 AVENIDA ALVARADO | TEMECULA, CA**

**SITE PLAN &  
OFFICE PLAN**



**LEE &  
ASSOCIATES**  
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