

# WESTSIDE TECH CENTER

42075 REMINGTON AVENUE | TEMECULA CA

± 2,579 SF AVAILABLE FOR LEASE



## PROPERTY FEATURES:

- Located in Westside Tech Center A planned industrial condo project
- Industrial flex unit - with 55% offices
- (2) 12' X 14' GL loading - wide rear loading for trucks
- 20 - 22' clear height
- Fully sprinklered
- Ample 200 AMP 3 phase power with higher voltage (277/480V) available
- High parking ratio (2.75/1,000)
- End Cap Unit
- Light industrial zoning
- Available Now!!



**Lease Rate:**  
**\$1.05 PSF Mod. Gross**  
**\$0.06 PSF CAM FEE**



**LAURA MENDEN**  
951.445.4509  
lmenden@leetemecula.com  
Lic.#00841606

**GORDON MIZE**  
951.445.4504  
gmize@leetemecula.com  
Lic.#01275376

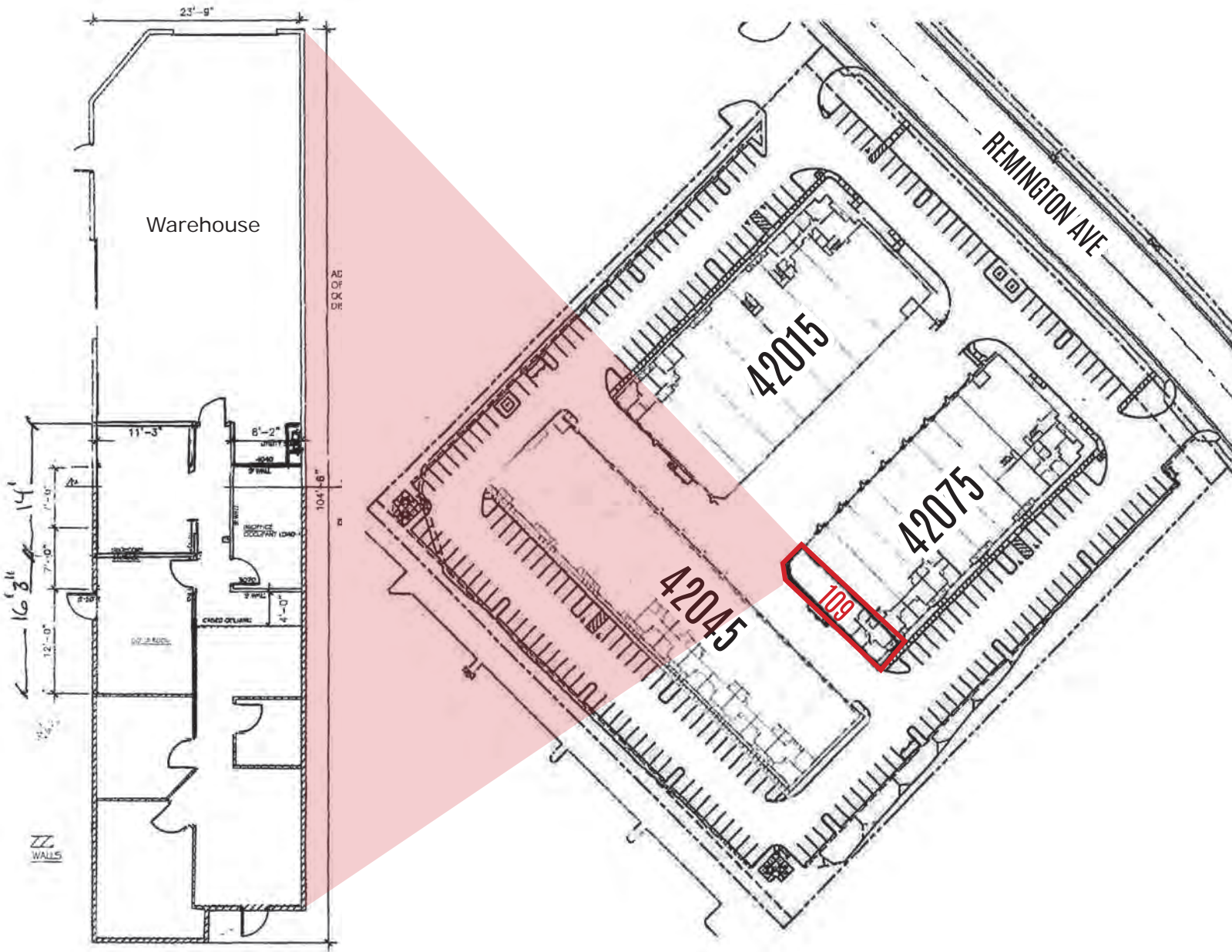
# WESTSIDE TECH CENTER

42075 REMINGTON AVENUE | TEMECULA CA

±2,579 SF AVAILABLE FOR LEASE

Suite 109  
±2,579 SF

Site Plan



 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**LAURA MENDEN**  
951.445.4509  
lmenden@leetemecula.com  
Lic.#00841606

**GORDON MIZE**  
951.445.4504  
gmize@leetemecula.com  
Lic.#01275376

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.  
Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055