

For Sale

±19,427 SQ. FT. INDUSTRIAL BUILDING

42020 WINCHESTER ROAD | TEMECULA, CA



- +/-6,062 SQ. FT. OFFICES
- 5 RESTROOMS
- 24' MINIMUM WAREHOUSE CLEAR HEIGHT
- 800 AMPS, 120/208V, 3 PHASE ELECTRIC
- (3) 12 X 12 GL DOORS
- FENCEABLE REAR YARD
- FIRE SPRINKLERS: .33/3000"
- INSULATED WAREHOUSE CEILING
- 2" NATURAL GAS LINE STUBBED TO WAREHOUSE
- EXISTING RACKING NEGOTIABLE
- 2003 CONSTRUCTION – PRIDE OF OWNERSHIP
- CALL AGENT TO SCHEDULE SHOWING

SALE PRICE

\$2,797,488
(\$144/SF)



CHARLEY BLACK, SIOR

951.445.4507

cblack@lee-associates.com

LICENSE #01000597



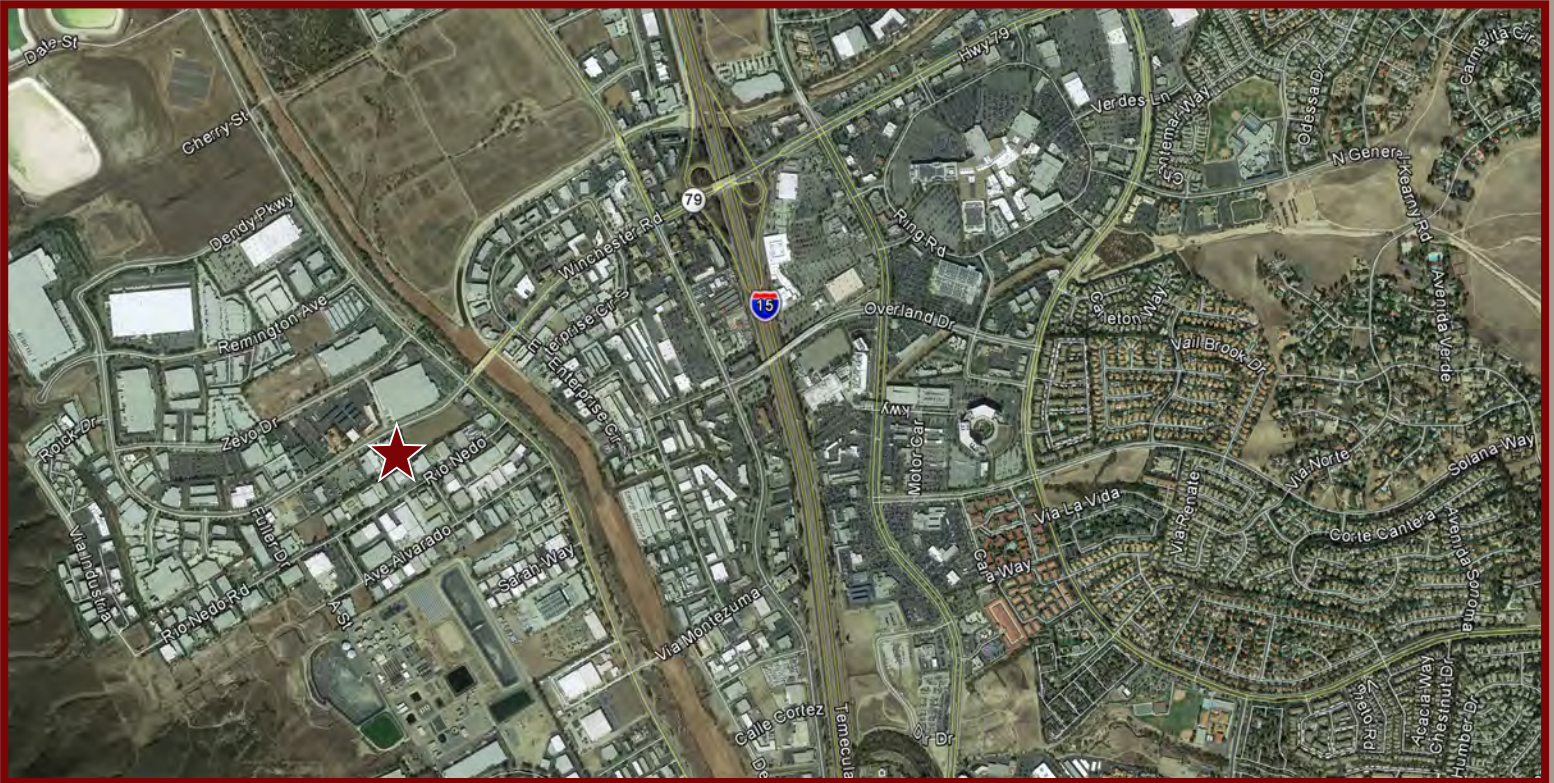
25240 Hancock Avenue, Suite 100 | Murrieta, CA 92562 | www.lee-associates.com | Corp ID # 01048055

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COMMERCIAL REAL ESTATE SERVICES

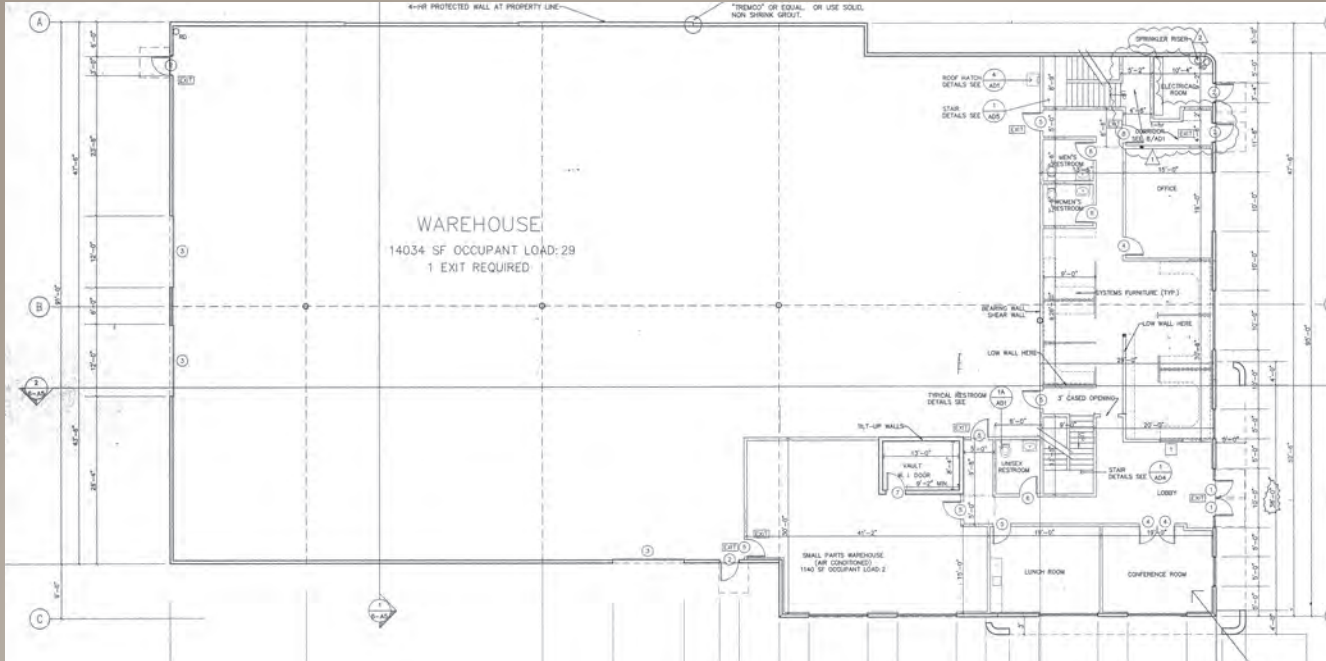
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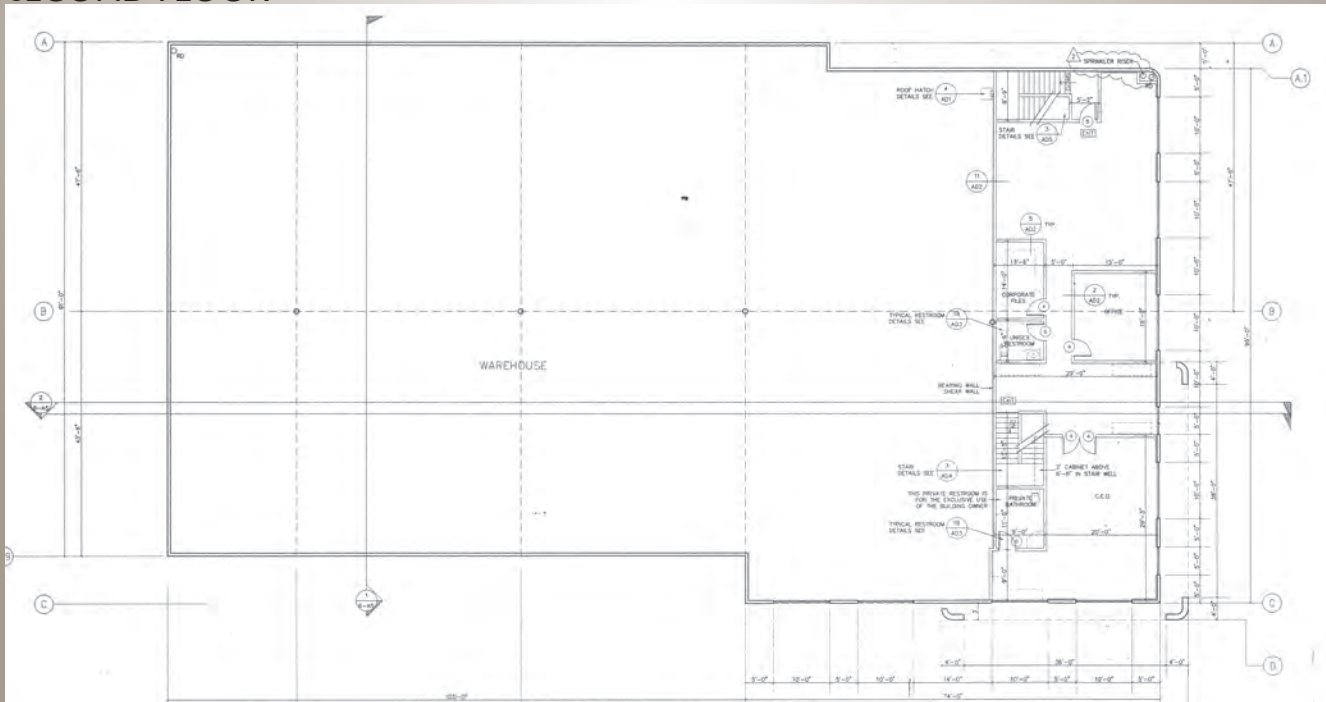
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FIRST FLOOR



SECOND FLOOR



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