

# 27482 VIA INDUSTRIA

Temecula, CA 92590

# FOR LEASE

±5,127 SF 1ST FLOOR

## FEATURES

- Temecula Corporate Center, a Master Planned Business Park, consisting of seven single and two two-story office buildings and eight flex buildings.
- Convenient I-15 and I-215 freeway access via Winchester Road.
- Located within Westside Business Center, west of I-15 freeway along the base of the Santa Rosa Foothills.
- Campus like setting, lush landscaping, serene park atmosphere with mature trees and courtyards.
- Elevated view of the entire Temecula Valley.
- Single User or Investment Opportunity Buyer could occupy over 50% and Lease the remainder.
- 100% improved with high quality improvements and finishes, glass throughout, restroom with shower.

**\$1.95 PSF MG**  
(MODIFIED GROSS - NET OF  
JANITORIAL & ELECTRIC)



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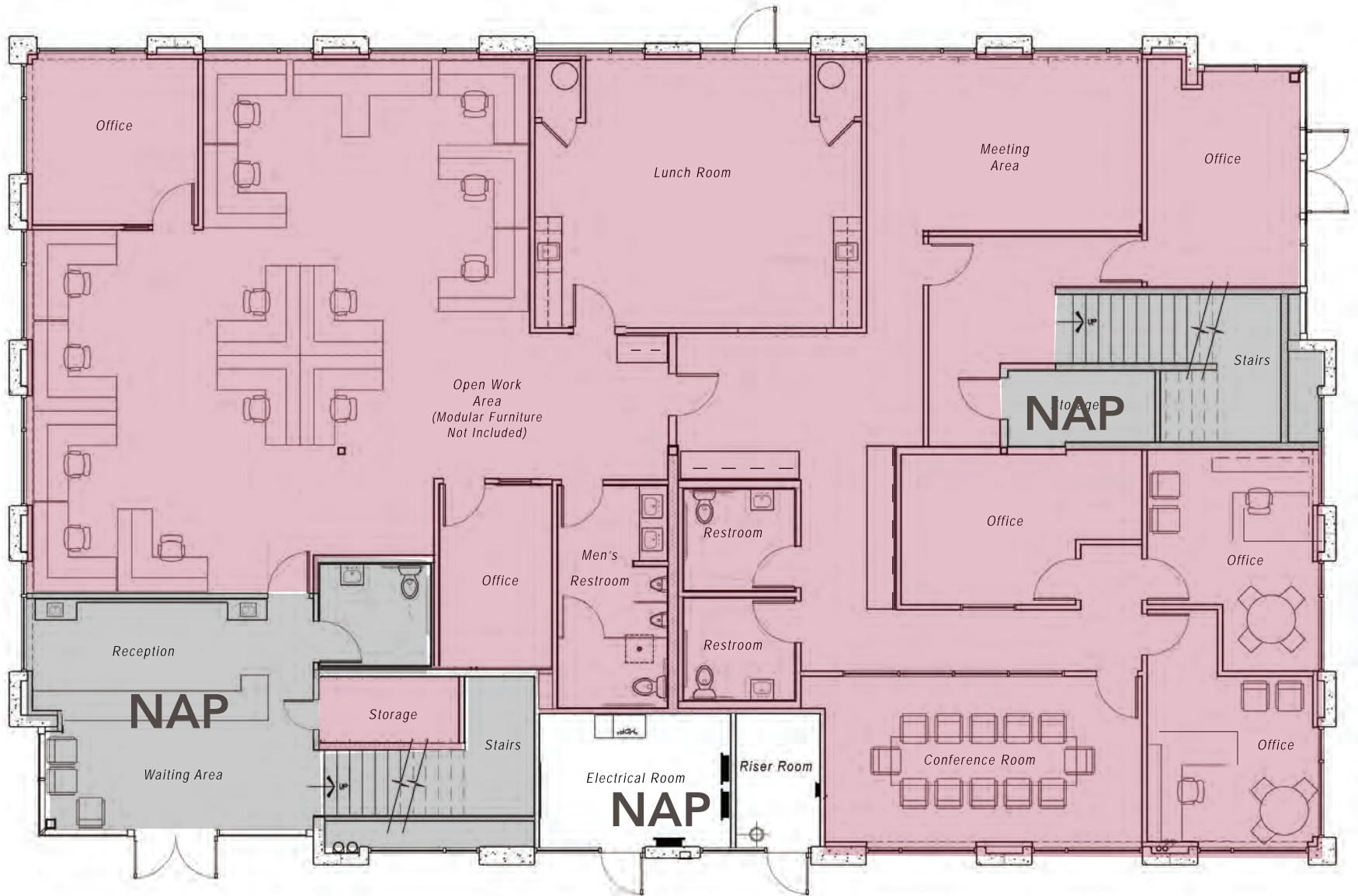
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# FLOOR PLAN - 1ST FLOOR



## AVAILABILITY

BLDG	SUITE	RSF	RATE	DESCRIPTION
27482	B2	±5,127	\$1.95 PSF MG	Reception, 5 private offices, large conference room, lunch room, meeting area (or office), open work area, men's restroom and women's restrooms

Please contact agent for showing instructions.

PROPERTY AERIAL



VIA INDUSTRIA

LOCATION MAP

