

OFFICE SPACE FOR LEASE OR SALE

# REDHAWK BUSINESS PARK

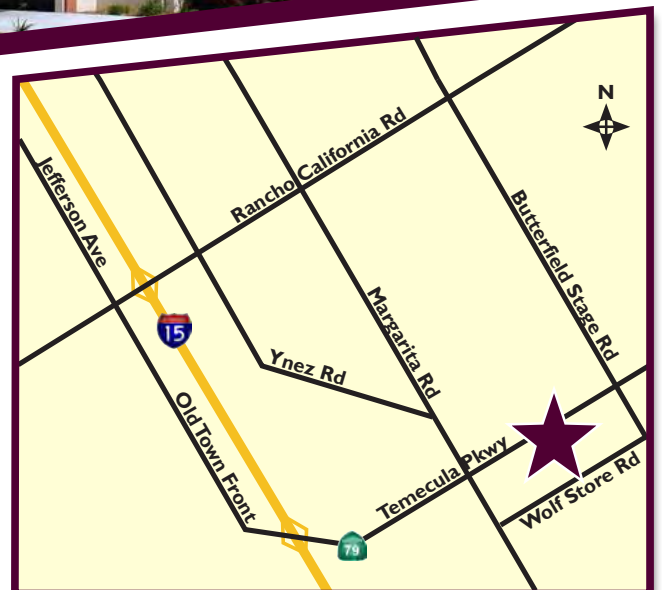
32819 TEMECULA PARKWAY | TEMECULA, CA



## Features:

**Unit A: ±3,693 SF**  
**Unit B: ±2,638 SF**  
**Total Bldg SF: ±6,331 SF**

- ◆ Excellent Temecula Parkway location
- ◆ Walking Distance to restaurants, Best Buy, Office Max and Ralphs
- ◆ Monument Signage on Temecula Parkway and Wolf Store Road
- ◆ Past Tenants have been a Church and Private Gym, Loan processing center
- ◆ Full HVAC throughout
- ◆ Separate Electrical Meters



**LEASE RATE: \$1.35 Per SF-MG**  
**SALES PRICE: \$1,400,000**



**LEE &  
ASSOCIATES®**

COMMERCIAL REAL ESTATE SERVICES  
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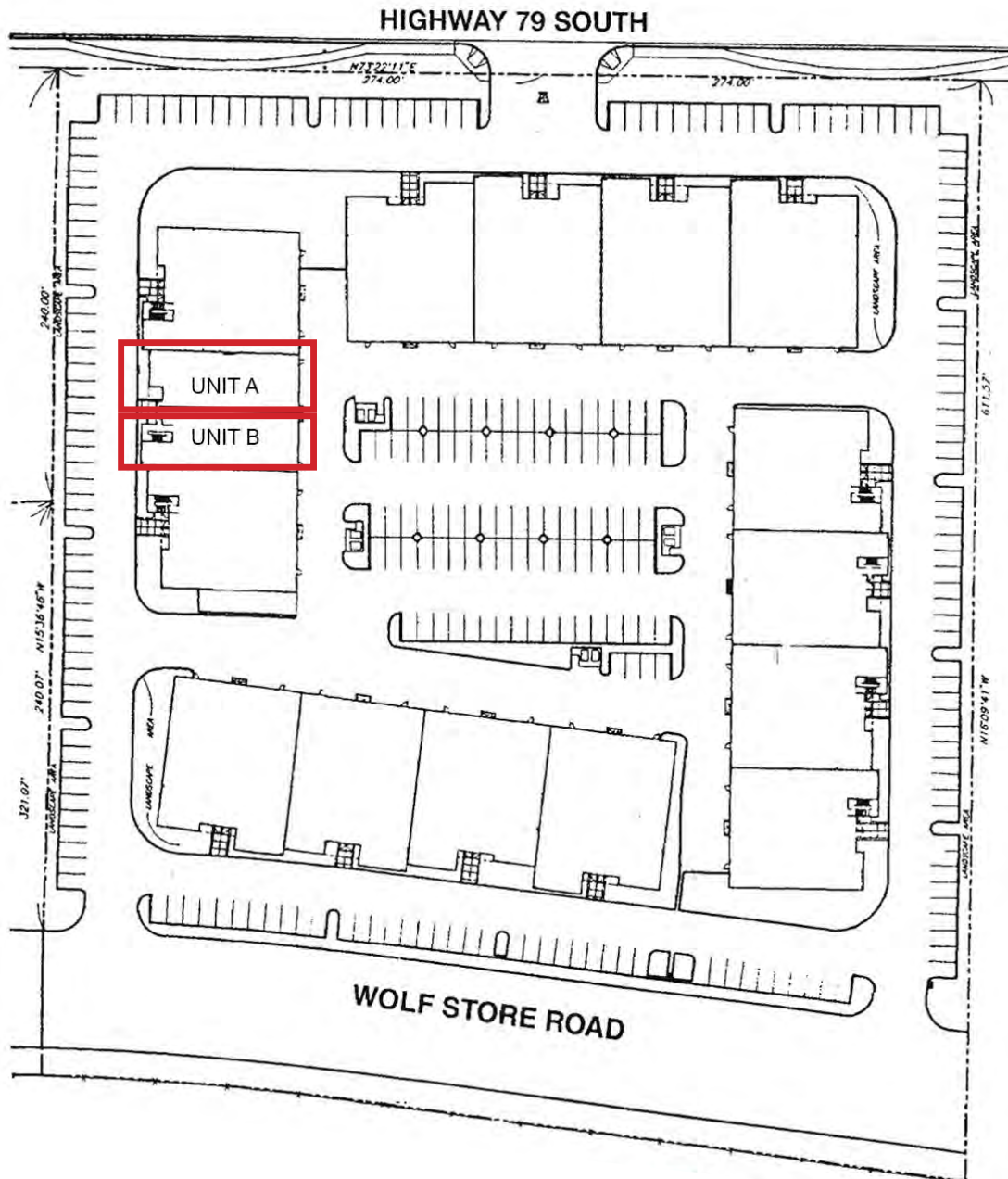
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No warranty or representation has been made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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## AVAILABILITY

SUITE	(±)RSF*	RATE PER RSF	AVAILABLE	DESCRIPTION
UNIT A	3,693 SF	\$1.35	July 1, 2017	<p><u>1st Floor:</u> Open work area, 3 private offices, conference room, kitchen, 2 restrooms, small warehouse</p> <p><u>2nd Floor:</u> 3 private offices, open work area</p>



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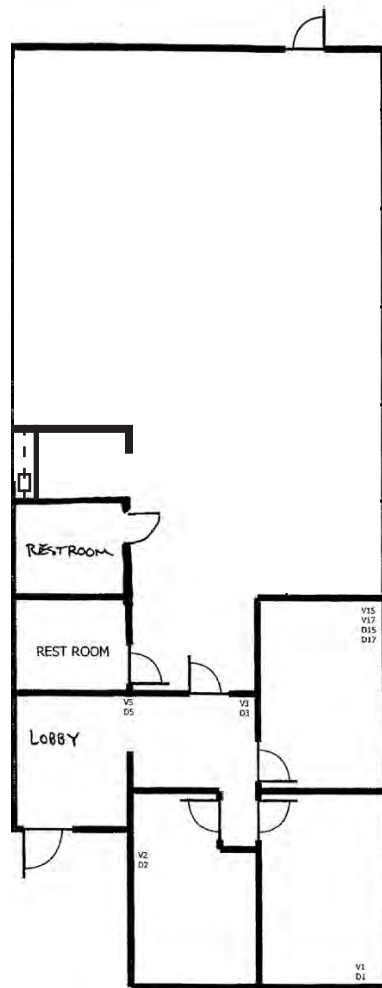
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## AVAILABILITY

SUITE	(±)RSF*	RATE PER RSF	AVAILABLE	DESCRIPTION
UNIT B	2,638 SF	\$1.35	July 1, 2017	Fully HVAC. Lobby, 3 private offices, 2 restrooms, kitchen, Open Warehouse/Sanctuary



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