

**FOR LEASE**

**±8,064 SF INDUSTRIAL BUILDING ON .40 ACRES**

**42169 SARAH WAY | TEMECULA**

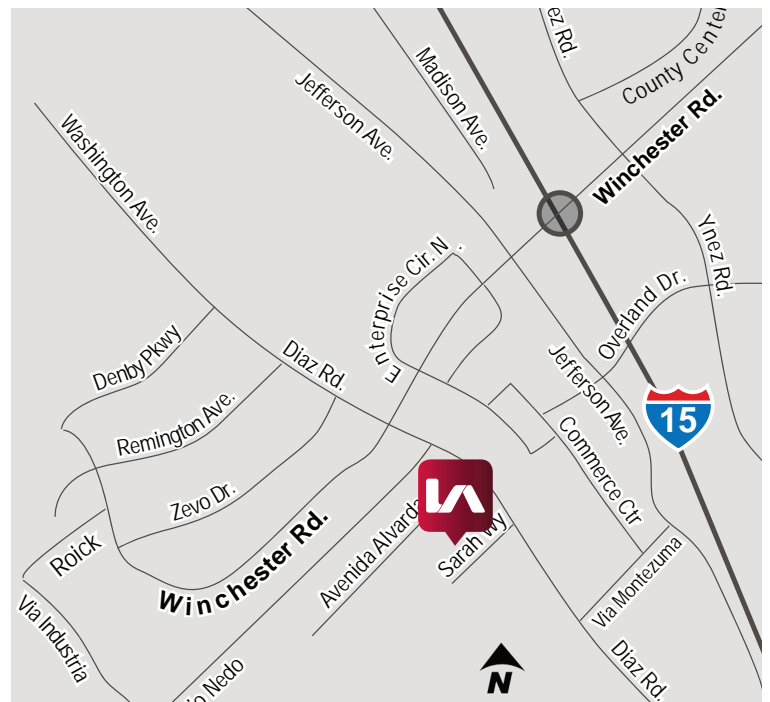


**PROPERTY HIGHLIGHTS:**

- ±8,064 SF Building on .40 Acres
- ±700 sq. ft. offices (2 Restrooms)
- 600 amps, 120/208  
3 phase electric - distributed throughout
- Air lines throughout
- 12x12 and 12x14 GL Loading
- Fenced Rear Yard
- Offices to have new carpet, paint and ceiling tiles
- Available ±Sept. 1, 2017

**LEASE RATE: \$0.87 PSF/MO.**  
**AIR SINGLE TENANT GROSS**

Charley Black  
951.445.4507  
cblack@leetemecula.com  
Lic.#01000597



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

**FOR LEASE**

**±8,064 SF INDUSTRIAL BUILDING ON .40 ACRES**

**42169 SARAH WAY | TEMECULA**



Charley Black  
951.445.4507  
cblack@leetemecula.com  
Lic.#01000597

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

**FOR LEASE**

**±8,064 SF INDUSTRIAL BUILDING ON .40 ACRES**

**42169 SARAH WAY | TEMECULA**



Charley Black  
951.445.4507  
cblack@leetemecula.com  
Lic.#01000597

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