

FOR SALE OR LEASE > INDUSTRIAL SPACE



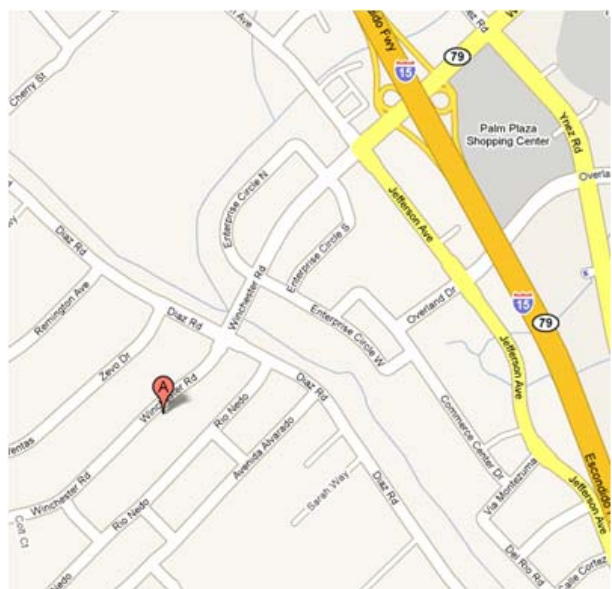
17,349 SF High Image Building

42044 WINCHESTER ROAD, TEMECULA, CA 92590



Property Features

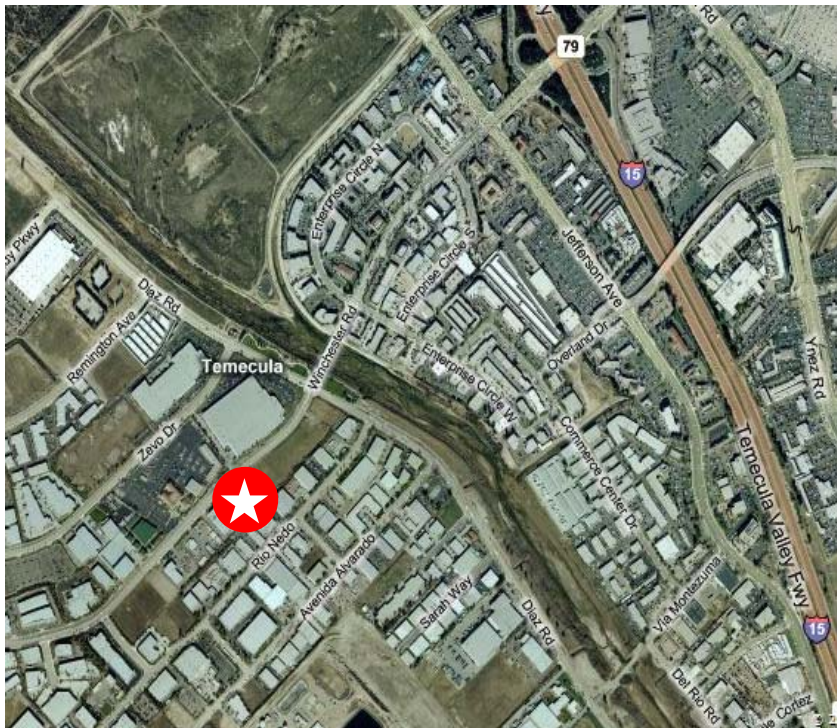
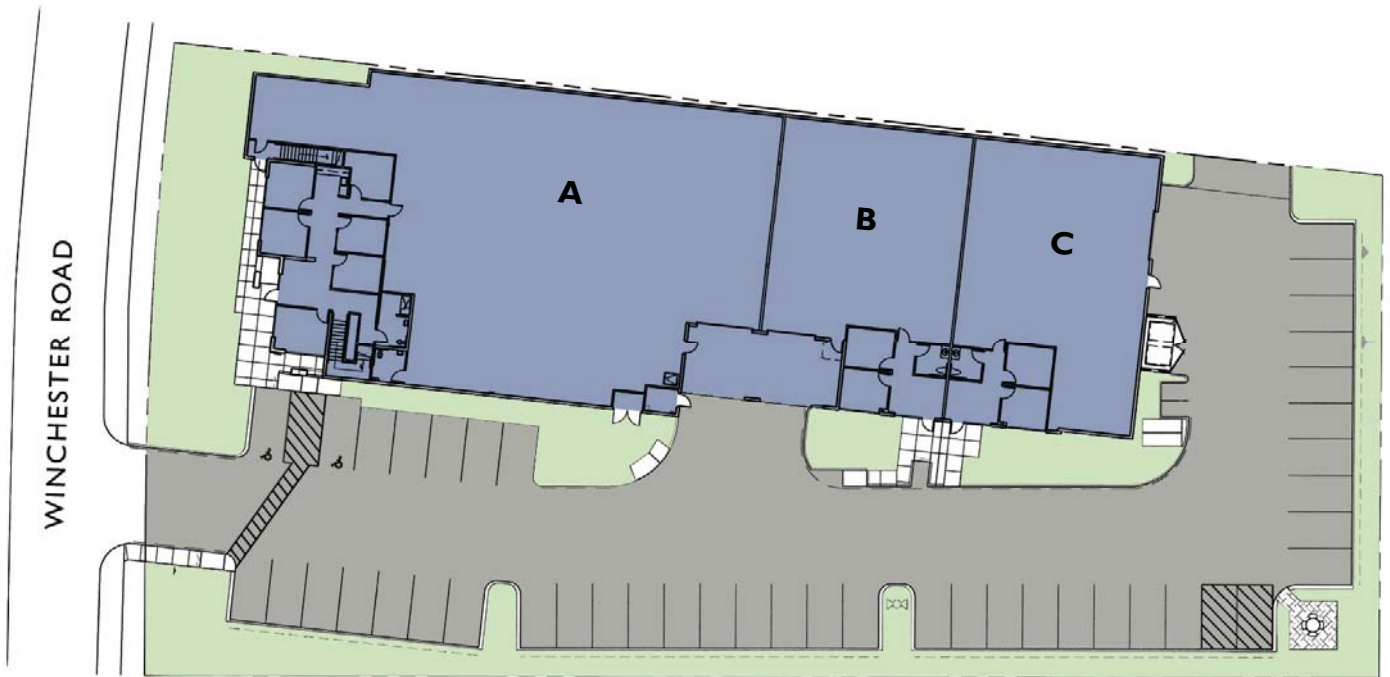
- > Owner/user opportunity with rental income
- > High-image multi-tenant building (3 suites)
- > Approximately 2,760 SF of HVAC offices
- > Three (3) grade level loading doors
- > 1,200 amps, 120/208 volt, 3 phase power
- > 20' minimum clearance
- > LI (light industrial) zoning
- > Suite A: 10,824 SF available (\$0.65/SF Modified Gross)
- > Suite B: 3,456 SF available (\$0.65/SF Modified Gross)
- > Suite C: LEASED
- > SALE PRICE: \$1,995,135 (\$115/SF)



MIKE PAPPAS
951 695 3770
mike.pappas@colliers.com
Lic# 00981543

COLLIERS INTERNATIONAL
5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
www.colliers.com/temecula

42044 Winchester Road > Floor Plan and Aerial



Contact Us

MIKE PAPPAS

951 695 3770

mike.pappas@colliers.com

Lic# 00981543

COLLIERS INTERNATIONAL
5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
www.colliers.com/temecula

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies.

