

10/12/2018

Profile 1 of 1

**Summary (71168)**

**Building A  
43300 Business Park  
Dr., Ste 103  
Temecula, CA 92590**

<b>Business Park:</b>	Centre Court
<b>County:</b>	Riverside
<b>Market:</b>	Southwest Riverside County
<b>Sub Market:</b>	Temecula
<b>Land Size (Acres)</b>	5 Acres
<b>Available SF:</b>	5,194 SF
<b>Building SF:</b>	47,748 SF
<b>Industrial SF:</b>	5,194 SF

**Building**

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	Multi
<b>Floors:</b>	2
<b>Year Built:</b>	1990
<b>Year Refurbished</b>	2007
<b>ConstructionType:</b>	CTU
<b>Sprinkler:</b>	Yes
<b>Ceiling Ht:</b>	24' (Min)

**Utilities**
**Site**

<b>Land SF:</b>	217,800 SF
<b>Parcel Number:</b>	921-020-055
<b>Zoning:</b>	LI

**Crane**
**General Listing/Transaction Information**

<b>Asking Rate:</b>	\$0.92 MGR Per Month
<b>Transaction Type:</b>	Lease
<b>Vacancy Type:</b>	Sublease

**Parking**

<b>Parking Ratio:</b>	2.50
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**Loading & Doors**

<b># GL/DID:</b>	1
<b>GL/DID Dim. (H x W)</b>	12x14
<b>Total Doors:</b>	1

**Contacts**

<b>Listing Broker(s)</b>	Matt Calvet Lee & Associates - Temecula Valley 951.445.4502 mcalvet@leetemecula.com
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**Comments**

**Property Comments:** Located Within the Rancho California Business Park Near the I-15 & I-215 Freeways, 1 Hour From the Ports & Mexico. Superior Functionality Including Flexible Floor Plans: Suites From 1,180 to 16,632 SF With 24' Clear Heights.

**Listing Comments:** Available With 14 Days Notice For Sublease Thru 6/30/2022. 2 Private Offices, Reception Area, Large Conference Room & Break Area. Asking Rate: \$4,761.34/Month.