



28381 VINCENT MORAGA DRIVE
TEMECULA, CA



±26,000 SF HIGH PILE DEAD STORAGE / DISTRIBUTION
SPACE AVAILABLE FOR LEASE

Voit
REAL ESTATE SERVICES

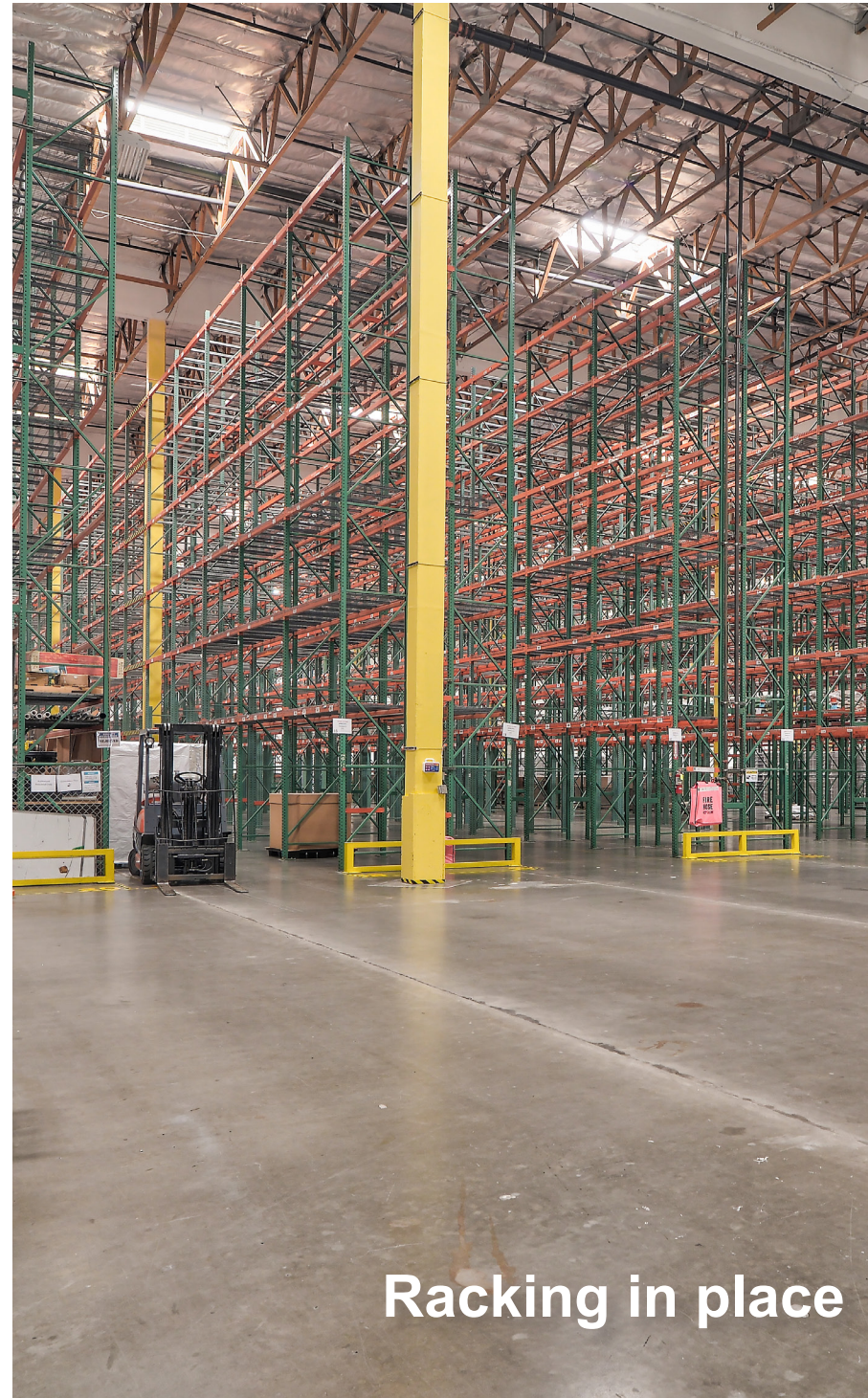
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PROPERTY FEATURES

WAREHOUSE

- » ±26,000 SF high pile distribution warehouse
- » 42' clear height
- » Shared restrooms
- » 3 - 9'x10' dock high doors w/ load levelers
- » Grade level door access
- » Corporate image distribution facility
- » Concrete tilt up construction
- » Fully sprinklered
- » Full racking structures in place
- » 6.65 acres site
- » Light industrial zoning
- » Skylights
- » 130' truck court

» **Monthly Lease Rate: \$20,000 Gross**



Racking in place

BUILDING SPECIFICATIONS

Building is Fully Sprinklered



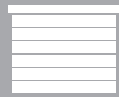
Secure Corporate Image Building



Full Racking Structures in Place



3 Dock High Doors w/ Load Levelers



130' Truck Court



Wire Guided Forklift System



TEMECULA STATS



40+ Wineries in Temecula Valley Wine Country



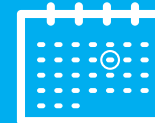
Home of the Hot Air Balloon Festival



60 Miles to San Diego
85 Miles to Los Angeles



One of the Top Tourist Destinations in California



History Dates Back as Early as 900 A.D.



Pechanga Resort & Casino - the largest in California



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