

# WESTSIDE COMMERCE CENTER

## UP TO ±7,278 SF FOR LEASE

42309 & 42319 WINCHESTER ROAD - TEMECULA, CA



**SMALL  
INDUSTRIAL  
UNITS  
AVAILABLE**

**42309 - SUITE G - ±2,342 SF**

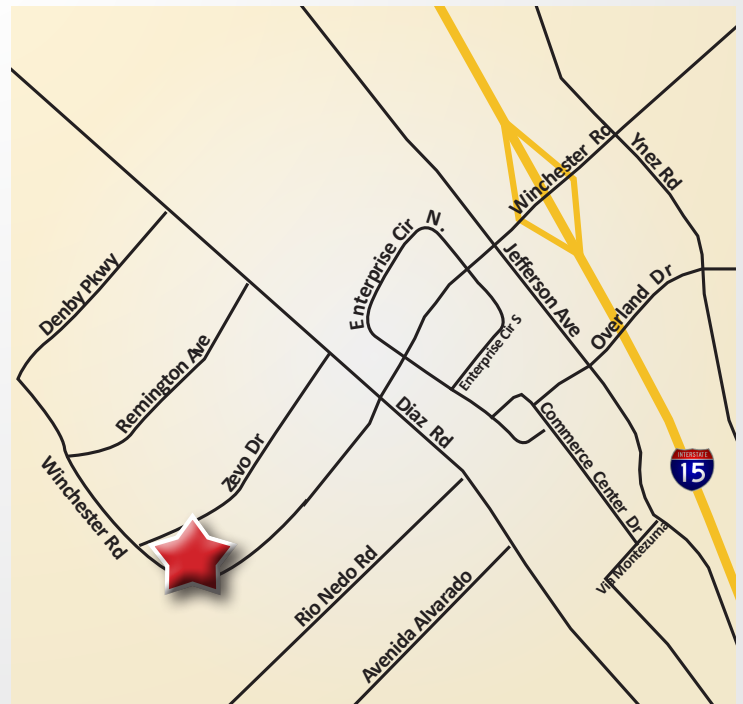
**42309 - SUITE H - ±1,491 SF**

**42309 - SUITE I - ±3,445 SF**

**42319 - SUITE G - ±1,808 SF**

- ◆ INTERIOR IMPROVEMENTS INCLUDE:
  - ◆ RECEPTION ENTRY
  - ◆ PRIVATE OFFICE
  - ◆ RESTROOM
- ◆ 1 OR 2 GL DOORS 10' X 14'
- ◆ EXCELLENT PARKING 2.32/1,000
- ◆ SPRINKLERED
- ◆ 200 AMP / 3 PHASE
- ◆ 20' CLEAR HEIGHT
- ◆ ZONED: LIGHT INDUSTRIAL
- ◆ CLOSE PROXIMITY TO FREEWAYS I-15 & I-215

**\$0.95 PSF GROSS  
(NO CAM FEES)**



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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.  
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