

FOR LEASE
FLEX / INDUSTRIAL SPACE



HIGHLANDS BUSINESS CENTER
40880 COUNTY CENTER DRIVE | TEMECULA

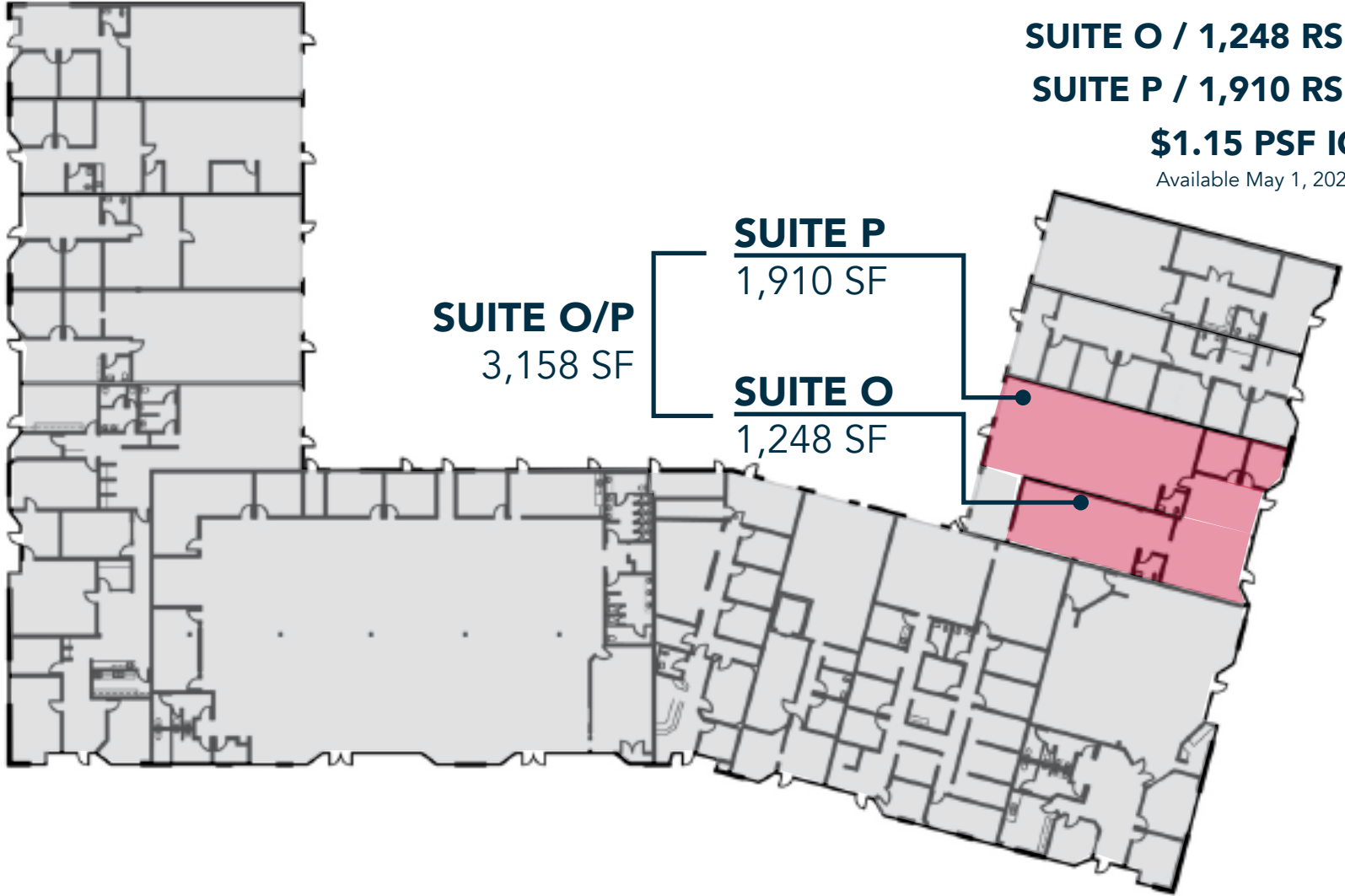
PROPERTY HIGHLIGHTS

- 40880 County Center Drive is conveniently located within Highlands Business Center in Temecula, California and offers highly improved Flex / R&D / Industrial space.
- Flexible floor plans with build-outs include: reception, multiple offices, conference room, open work area, coffee bar, restroom and warehouse.
- The project offers 14' clear height, 10' rear loading roll-up doors, prominent building signage and covered parking.
- Zoned Light Industrial (LI), City of Temecula allows for many office and industrial uses.
- High speed data transfer available via fiber optics communication network.
- Abundant parking at a ratio of 4 per 1,000 RSF.

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SUITE O/P / 3,158 RSF

SUITE O / 1,248 RSF

SUITE P / 1,910 RSF

\$1.15 PSF IG

Available May 1, 2020.

SUITE O/P
3,158 SF

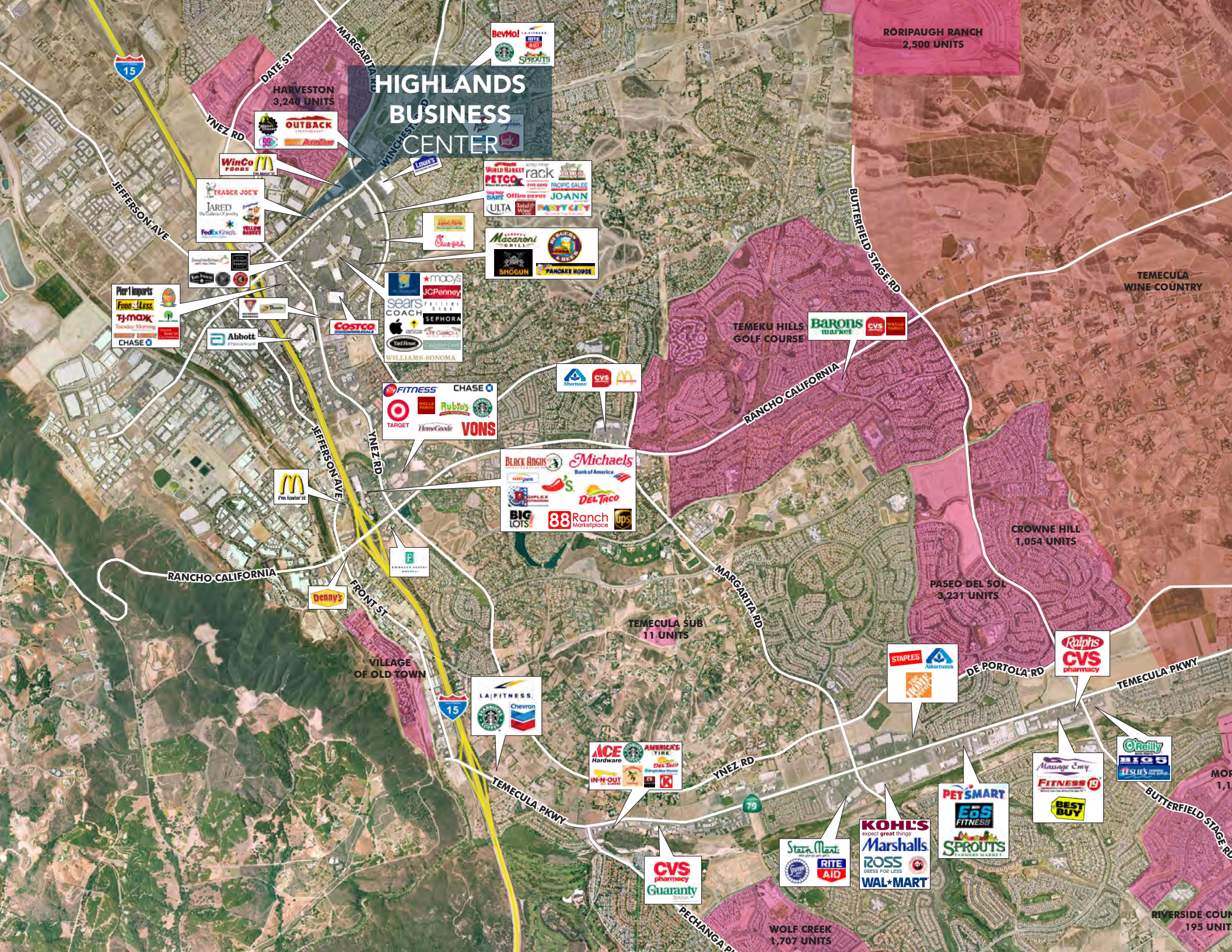
SUITE P
1,910 SF

SUITE O
1,248 SF

CENTRAL LOCATION

- Premier location within 1/2 mile of I-15 access at Winchester Road and closest on/off ramp to I-15 / I-215 interchange.
- The Old Town Temecula is two miles away and offers number of dining, shopping, entertainment and retail options.
- The City of Temecula is one of the fastest growing and centrally located business districts on the West Coast.
- Cost-effective and business friendly environment provides access to a highly skilled labor force and high-quality of living.





RORIPAUGH RANCH
2,500 UNITS

HARVESTON
3,240 UNITS

HIGHLANDS BUSINESS CENTER

TEMECULA WINE COUNTRY

TEMEKU HILLS GOLF COURSE

CROWNE HILL
1,054 UNITS

PASEO DEL SOL
3,231 UNITS

TEMECULA SUB
11 UNITS

VILLAGE OF OLD TOWN

MORNING HILLS
1,100 UNITS

RIVERSIDE COUNTRY
195 UNITS

WOLF CREEK
1,707 UNITS

BevMo!
Starbucks
Sprouts

OUTBACK
Arby's

WinCo
McDonald's

TRADER JOE'S
JARED
FedEx

Pier 1 Imports
Home Depot
TJ-MAXX
Chase

Abbott

Costco

Williams-Sonoma

Target
HomeGoods
VONS

Black Angus
Michaels
Bank of America
DEL TACO
BIG LOTS
88 Ranch Marketplace
UPS

CVS
McDonald's

BARONS market
CVS

FITNESS
CHASE

sears COACH
JCPenney

Maccaroni GRILL
SHOGUN
PANCAKE HOUSE

PETCO
rack
JOANN
ULTA
PARTY CITY

Chick-fil-A

LOWES

World Market

CVS

STAPLES
Alphamove

Ralphs
CVS pharmacy

LA FITNESS
Chevron
Starbucks

ACE Hardware
AMERICA'S TIRE
IN-N-OUT

Home Depot

Massage Envy
FITNESS 19
BEST BUY

O'Reilly
BIG BROS
LESIE'S

PET SMART
EoS FITNESS
SPROUTS

KOHL'S
Marshalls
ROSS
WAL-MART

Stacy's
RITE AID

CVS pharmacy
Guaranty

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