

FOR LEASE

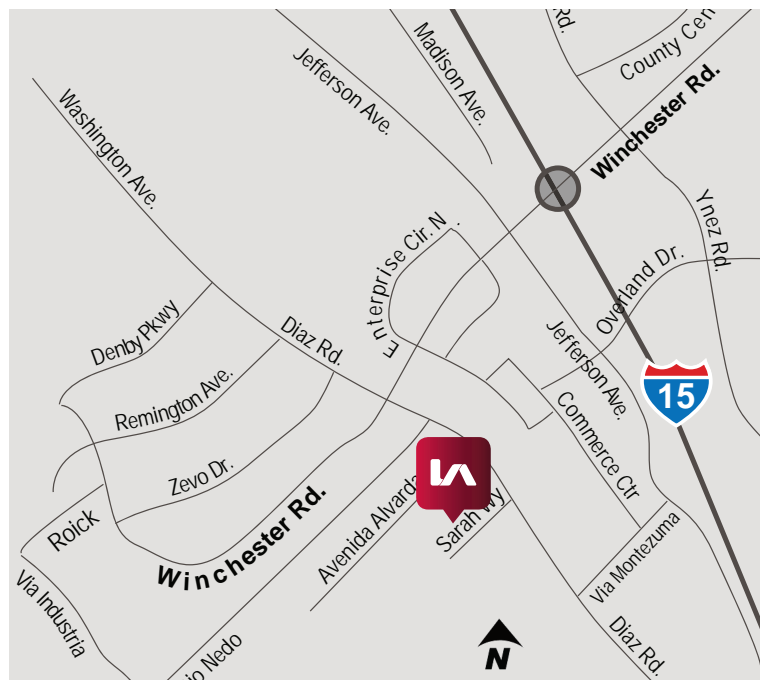
±6,192 SF FREESTANDING INDUSTRIAL BUILDING

42213 SARAH WAY | TEMECULA



PROPERTY HIGHLIGHTS:

- ±6,192 SF Freestanding Industrial Building for Lease
- Approximately 2,000 SF of Office Build-Out which includes: Reception, 6 Private Offices, 2 Restrooms, Open Office Area/Work Area
- Bonus Mezzanine Storage Area
- (2) 10'x12' Grade Level Doors
- 16' Clear Height
- Close Proximity to I-15 Freeway via Winchester Road
- Zoned LI (Light Industrial, City of Temecula)
- Fenceable Yard
- 400a, 120/208v, 3 Phase Power



Charley Black

951.445.4507

cblack@leetemecula.com

Lic.#01000597

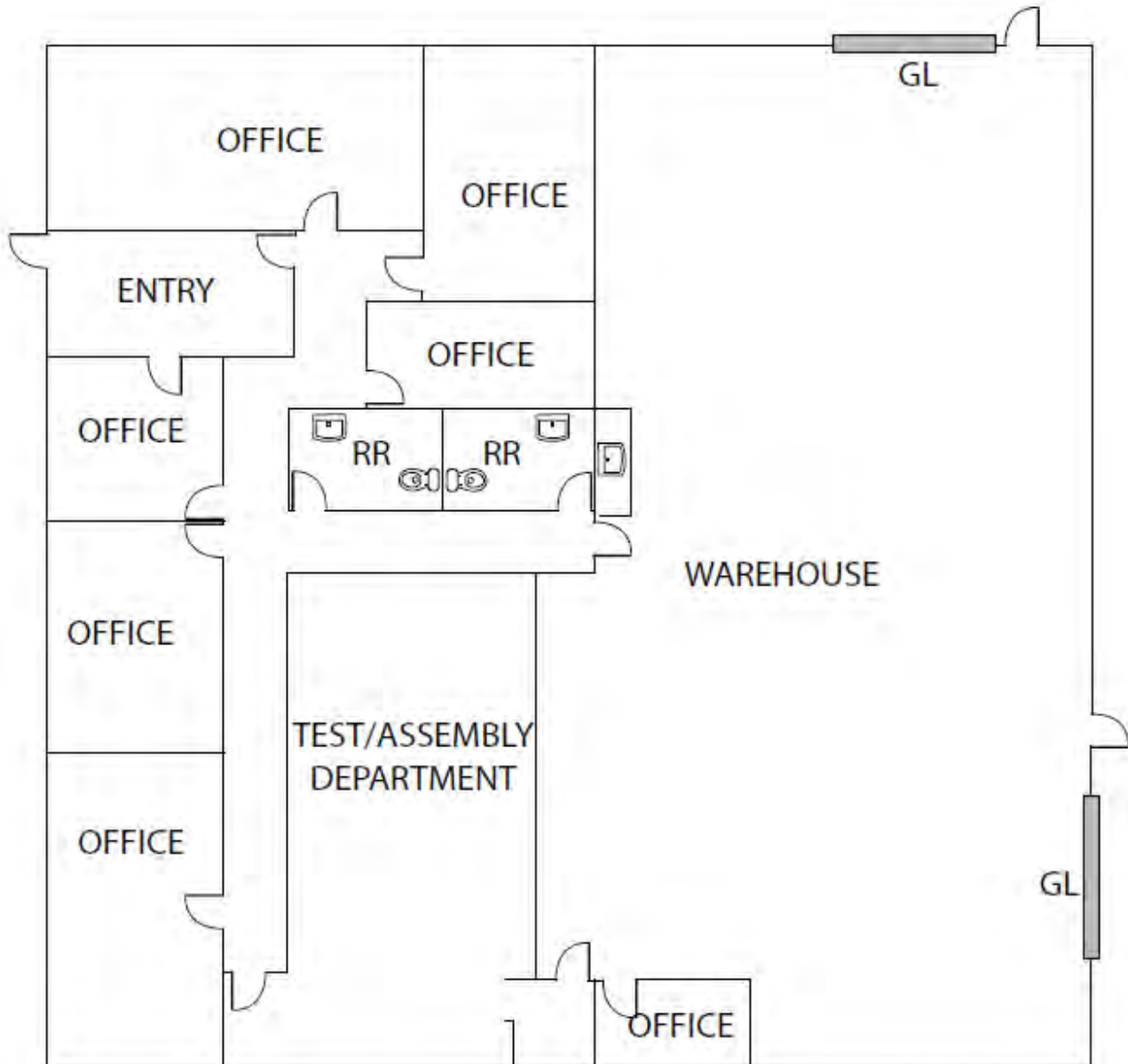
LEASE RATE: \$0.90 SF, IG

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. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

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**Floor plans may not represent current "as built" improvements and may not be to scale.*

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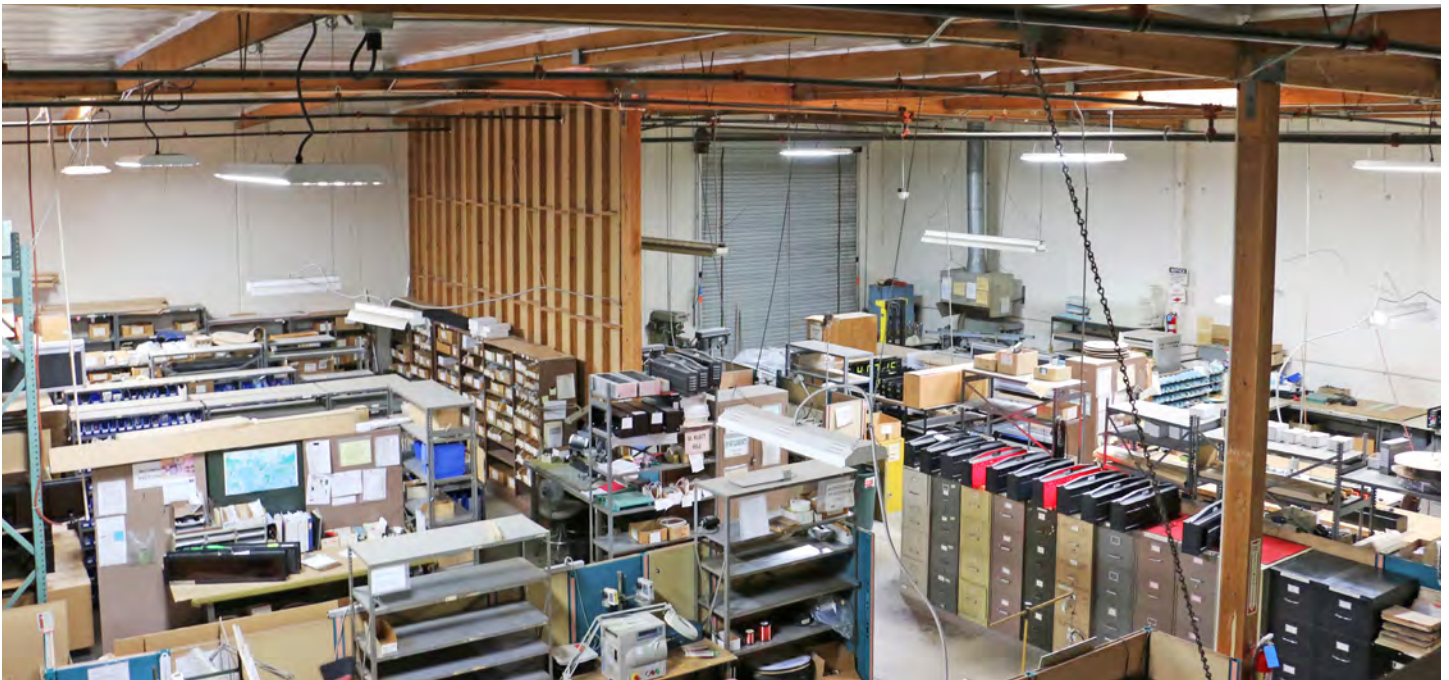
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