

**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.

## HIGHLANDS BUSINESS CENTER 40880 COUNTY CENTER DRIVE | TEMECULA



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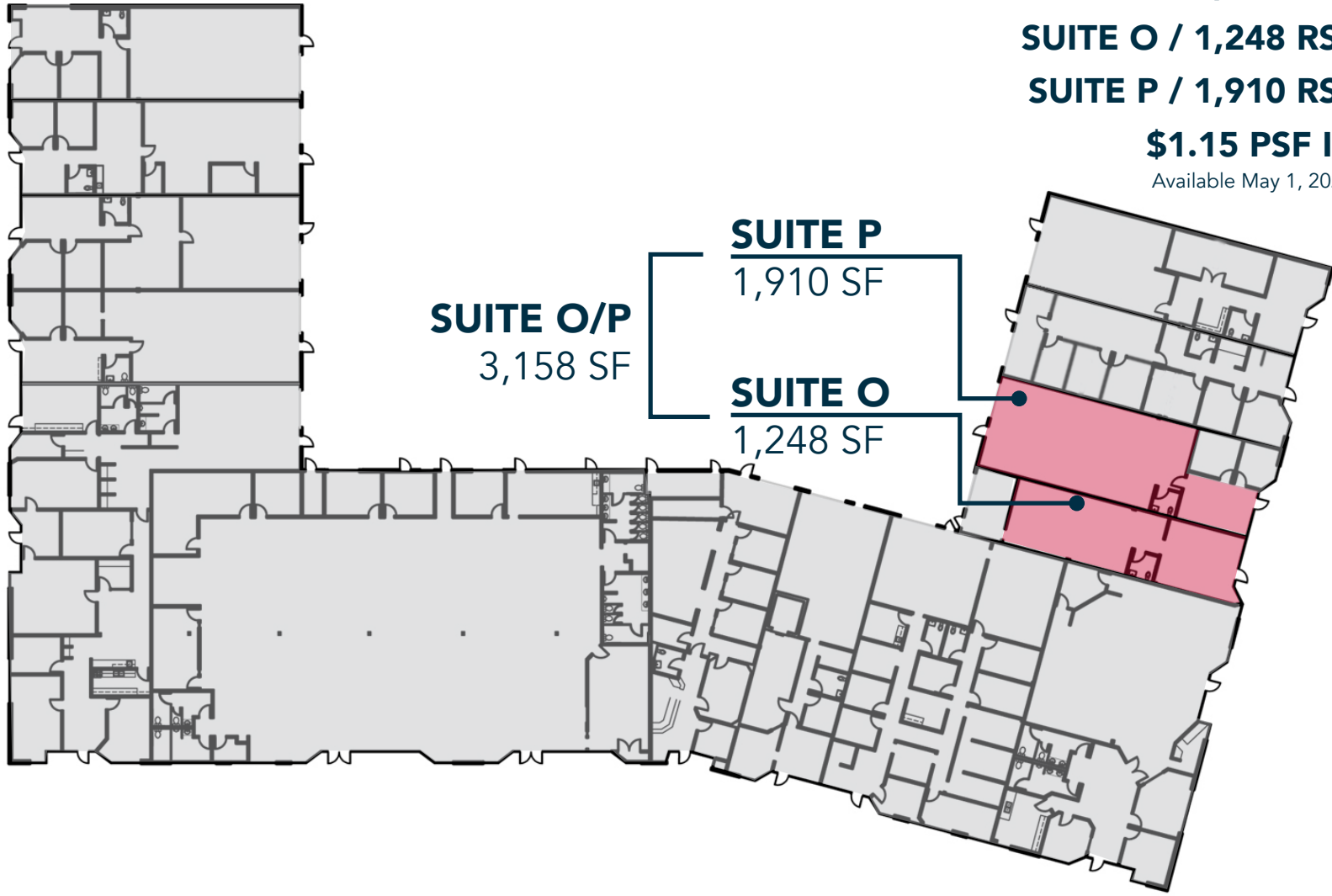
**SUITE O/P / 3,158 RSF**

**SUITE O / 1,248 RSF**

**SUITE P / 1,910 RSF**

**\$1.15 PSF IG**

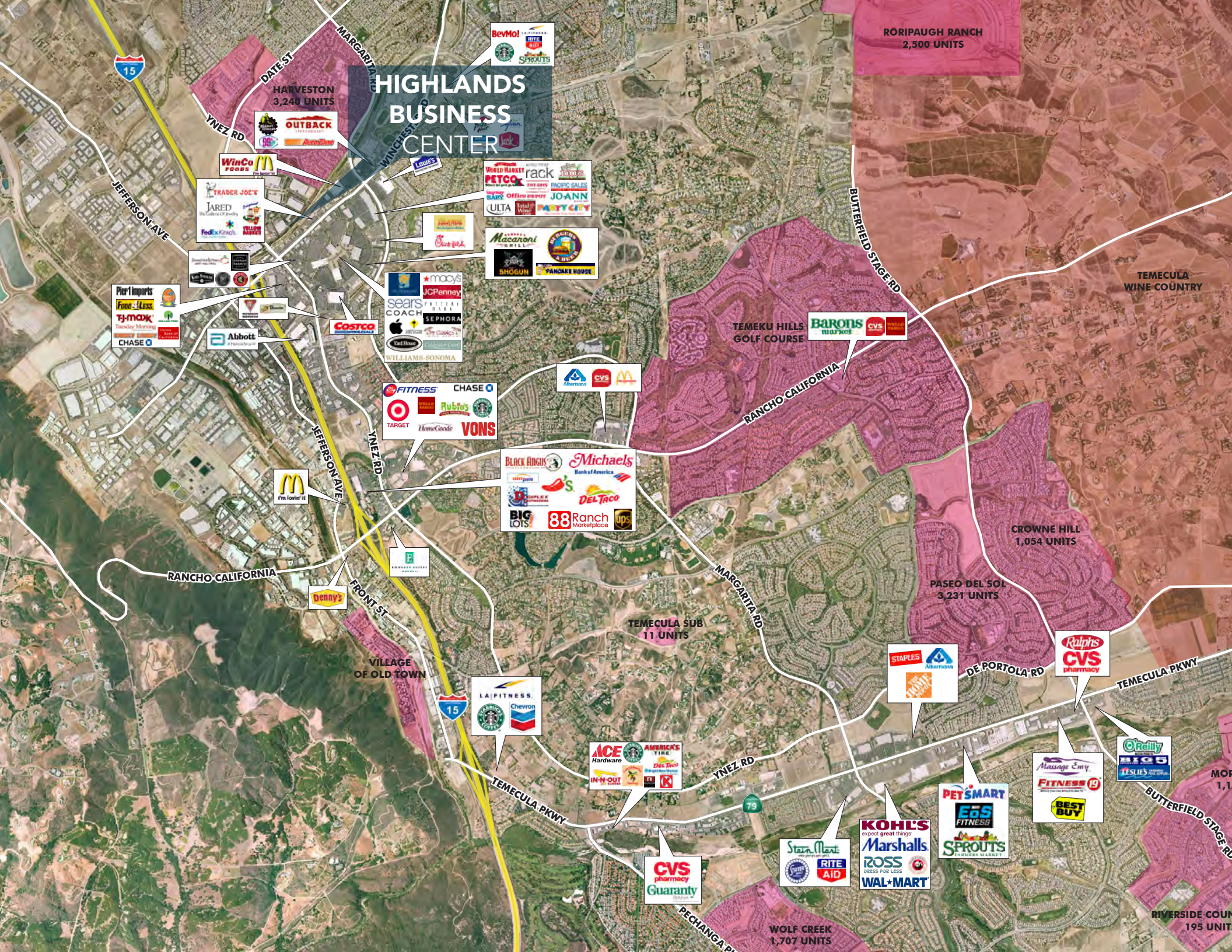
Available May 1, 2020.



# 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  
1,100 UNITS

RIVERSIDE COUN  
195 UNITS

WOLF CREEK  
1,707 UNITS



DATE ST  
MARGARITA RD  
YNEZ RD  
JEFFERSON AVE

BUTTERFIELD STAGE RD

RANCHO CALIFORNIA

MARGARITA RD

DE PORTOLA RD

TEMECULA PKWY

TEMECULA PKWY

YNEZ RD

BUTTERFIELD STAGE RD

PECHANGA RD

WinCo FOODS

McDonald's

TRADER JOE'S

JARED

FedEx

Chase

Abbott

OUTBACK

AMERICA'S TIRE

LOWES

PETCO

rack

JOANN

ULTA

PARTY CITY

Macaroni GRILL

SHOGUN

PANCAKE HOUSE

SEARS ROEBUCK

COACH

SEPHORA

WILLIAMS-SONOMA

Costco

Target

HomeGoods

VONS

CVS

McDonald's

Black Angus

Michaels

Bank of America

DEL TACO

BIG LOTS

88 Ranch Marketplace

UPS

LA FITNESS

Chevron

Starbucks

ACE Hardware

AMERICA'S TIRE

IN-N-OUT

CVS pharmacy

Guaranty

Stacy's

RITE AID

KOHL'S

Marshall's

ROSS

WAL-MART

PET SMART

EoS FITNESS

SPROUTS

Massage Envy

FITNESS 19

BEST BUY

O'Reilly

Big O

LESIE'S

Ralphs

CVS pharmacy

STAPLES

Home Depot

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