

33,295 SF FOR LEASE

26201 YNEZ ROAD

TEMECULA, CA 92591

**RENOVATIONS
COMPLETE**



NOW AVAILABLE



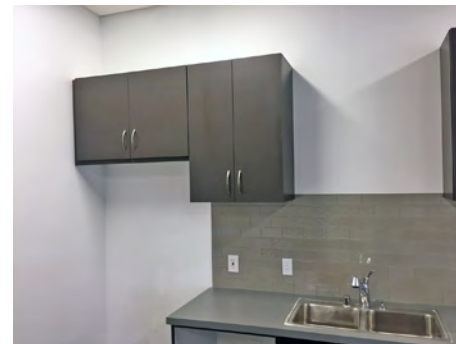
FEATURES

BUILDING FEATURES

- 33,295 SF
- 3,916 SF of Brand New Offices
- High End Bathroom Finishes
- Wet Bar
- Extensive Window Line
- 3 Brand New Dock High Doors, 1 Grade Level Doors
- New Mens and Womens Restrooms in the Warehouse
- LED Warehouse Lighting
- 24' Clear Height
- 2.7/1000 Parking
- 600 Amp/120-208V Power
- Sprinklers
- Skylights

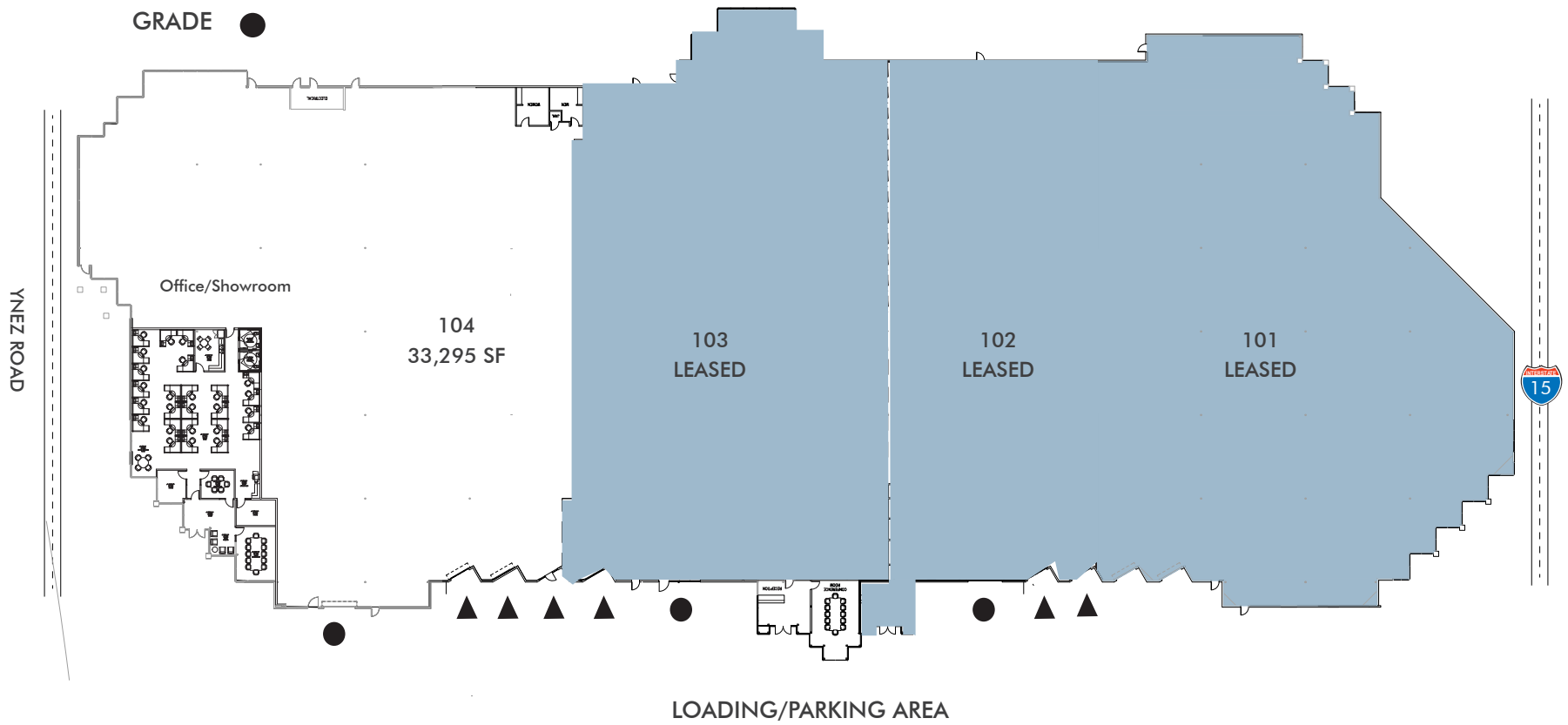
AREA FEATURES

- Freeway Fronting and Visible
- Service Commercial Zoning (Ideal for Indoor Vehicle Sales, Medical and Equipment Sales, Furniture Stores, Churches, Corp HQ)
- Close Proximity to Winchester Road on/off Ramp and Future French Valley Interchange
- Close Proximity to the Temecula Promenade and Area Amenities
- On the Riverside Transit Line
- Walking Distance to all Services



SITE PLAN

DOCK ▼
GRADE ●



SUITE	SIZE	RATE	AVAILABLE	LOADING/LEVEL
104	33,295 SF	\$.65 NNN	NOW	3 docks, 1 grade

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